



City of Jasper
 200 Burnt Mountain Road
 Jasper, GA 30143
 MINUTES | REGULAR COUNCIL MEETING
 Monday, December 1, 2025, 6:00 PM

MEMBERS PRESENT

Mayor Kirk Raffield
 Sonny Proctor, MD
 John Foust
 Jim Looney
 Anne Sneve
 Brandon Hannah

STAFF

Brandon Douglas
 Kim Goldener
 Lindsey Williams
 Matt Dawkins
 John Sherrer
 Mary Elizabeth Burgess
 Joshua Davis
 Charles Jones

GUESTS IN ATTENDANCE

See Attachment "A"

MEMBERS ABSENT

LEGAL COUNSEL

David Syfan

PRESS

Mari Livsey – Know Pickens
 Angela Reinhardt – Pickens Progress

AGENDA ITEM: Call Meeting to Order/Invocation/Pledge of Allegiance	PRESENTER: Mayor Kirk Raffield	
Mayor Raffield called the meeting to order. Mayor Raffield called on the Councilmember Anne Sneve to confirm a quorum was present. Mayor Raffield called on Pastor Chad Elliot to provide the Invocation. Mayor Raffield called on Councilmember Sonny Proctor, MD who led the Pledge of Allegiance.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None	N/A	N/A

AGENDA ITEM: Proclamation/Presentation	PRESENTER: Mayor Kirk Raffield	
Proclamation- Daughters of the American Revolution (DAR) 250th Anniversary		
Presentation - Public Safety Employees of the Year as recognized at the annual Public Safety Appreciation Dinner		
a. Police Officer of the Year – Bobby Hornsby		
b. Firefighter Paramedic of the Year – Montana Teems		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

AGENDA ITEM: Adopt Agenda	PRESENTER: Mayor Kirk Raffield	
CONCLUSION:		
Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to adopt the agenda. Councilmember Brandon Hannah provided a second. The motion to approve passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: Public Comments		PRESENTER: Mayor Kirk Raffield	
We had two sign up to speak during the public comment section.			
<ol style="list-style-type: none"> Ms. Alysia Dicks, President of the Awnex, Inc. business previously located at 282 Confederate Avenue provided history on their family-owned business. In April 2024 we had to reduce our workforce by a third and remove all unnecessary expenses. By doing so we had to consolidate to one site. Unfortunately keeping the water on at a vacant site was not an option. We were not aware that a moratorium was in effect and it is keeping us from selling a 1.2-million-dollar property. Historical water usage at this property was for powder coating which did use a significant amount of water. However, it is not used for that anymore and we have removed all the powder coating equipment. Our buyer is a very small fabrication business that is privately owned, one person and will use much less water than previously used. My request for tonight, respectfully, is for a temporary reconnection of water for the legal sale of the property and to allow for inspections. Beyond that the new property owner would need ongoing use of water which would be a fraction of what has been historically used at this site. This is not a new tap but a site that has had ongoing service since 2005 which was prior to the ordinance being adopted. We fully respect the intent and the city's responsibilities to protect the water capacity for residents and business. Parish Lowries, Chairman of the Downtown Development Authority Board – He thanked both Ms. Anne Sneve and Dr. Folsom Proctor (Sonny Proctor, MD) for their service. 			
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
N/A		N/A	N/A

AGENDA ITEM: Consent Agenda		PRESENTER: Mayor Kirk Raffield	
CONCLUSION:			
Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve the Consent Agenda. Councilmember Jim Looney provided a second. The motion to approve passed unanimously.			
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
Approved		N/A	N/A

AGENDA ITEM: Public Hearings		PRESENTER: Mayor Kirk Raffield	
Public Hearing opened @ 6:18pm			
<ol style="list-style-type: none"> Request by applicant David Shouse of Rainy Day Development, LLC, the owner of approximately 6.07 acres zoned C-2 General Commercial located approximately 1,725 feet west of the southwest corner of West Church Street and Highway 515 South, known as Parcel 041 062, to de-annex from the City of Jasper and annex into Pickens County for future commercial development under Pickens County HB Highway Business zoning. No public came forward with comments. Request by applicant Dave Terry of Gateway Commercial, LLC, the owner of approximately 2.22 acres zoned PUD Planned Unit Development located at 319 Mountain Boulevard South (Parcel 053D 080 001) for a Special Use Permit to allow for a drive-thru restaurant on the property. The requested Special Use Permit will accommodate the development of a drive-thru restaurant within a planned commercial shopping center on the property. No public came forward with comments. Request by applicant Dave Terry of Gateway Commercial, LLC, the owner of approximately 2.22 acres zoned PUD Planned Unit Development located at 319 Mountain Boulevard South (Parcel 053D 080 001) for a variance to City of Jasper Zoning Ordinance Sec. 94-119, Table 94-119 - Minimum Off-Street Parking Requirements by Use to reduce the vehicle parking requirement for a planned shopping center under 400,000 square feet from 127 spaces based on a ratio of 5 spaces per 1,000 square feet of gross leasable area to 108 spaces. The requested variance will accommodate the development of a planned commercial shopping center on the property. No public came forward with comments. Request by applicant Ion Curmei on behalf of Jean Kent Holdings, LLC, the owner of approximately 1.14 acres zoned C-2 General Commercial located at 279 Confederate Avenue (Parcel 030D 096 109) for a Special Use Permit to allow for a manufacturing establishment involving the mechanical or chemical conversion of raw materials into semi-finished or finished products (millwork for cabinet manufacturing). No public came forward with comments. 			
Public Hearing closed @ 6:43pm			
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
N/A		N/A	N/A

<p>AGENDA ITEM: Unfinished (Old) Business #1 Consideration of Request by applicant SDH Atlanta LLC on behalf of Donald J. Silvers, Danny W. Silvers, and David Blent, the owners of approximately 48.65 acres zoned Pickens County AG Agricultural district located at 773 Fairview Road (Parcel 065 065) to annex the property into the City of Jasper.</p>	<p>PRESENTER: Mary Elizabeth Burgess – Planning & Development Director and Elizabeth Brundige - Planner</p>				
<p>Discussion: The applicant is processing a concurrent application to rezone the property to City of Jasper SFA Single-Family Attached Residential district upon annexation. The applicant’s legal counsel has requested to continue the application until February 3, 2026, City Council meeting.</p>					
<p>Conclusion: Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to deny the request and have the applicant come back before Council on January 5, 2026. Councilmember Jim Looney provided a second. The motion passed unanimously.</p>					
<p>ACTION ITEMS Approved</p>	<table border="1"> <thead> <tr> <th>PERSON RESPONSIBLE</th> <th>DEADLINE</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	PERSON RESPONSIBLE	DEADLINE	N/A	N/A
PERSON RESPONSIBLE	DEADLINE				
N/A	N/A				

<p>AGENDA ITEM: Unfinished (Old) Business #2 Consideration of Request by applicant SDH Atlanta LLC on behalf of Donald J. Silvers, Danny W. Silvers, and David Blent, the owners of approximately 48.65 acres located at 773 Fairview Road (Parcel 065 065) to rezone the property from Pickens County AG Agricultural district to City of Jasper SFA Single-Family Attached Residential district.</p>	<p>PRESENTER: Mary Elizabeth Burgess – Planning & Development Director and Elizabeth Brundige - Planner</p>				
<p>Discussion: The proposed development is a single-family-attached residential community comprised of 220 units. The applicant’s legal counsel has requested to continue the application until February 3, 2026, City Council meeting.</p>					
<p>Conclusion: Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to deny the request and have the applicant come back before Council on January 5, 2026. Councilmember Jim Looney provided a second. The motion passed unanimously.</p>					
<p>ACTION ITEMS Approved</p>	<table border="1"> <thead> <tr> <th>PERSON RESPONSIBLE</th> <th>DEADLINE</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	PERSON RESPONSIBLE	DEADLINE	N/A	N/A
PERSON RESPONSIBLE	DEADLINE				
N/A	N/A				

<p>AGENDA ITEM: New Business #1 Consideration of Ordinance No. 2025-24 for the De-Annexation of approximately 6.07 acres located approximately 1,725 feet west of the southwest corner of West Church Street and Highway 515 South, known as Parcel 041 062, from the City of Jasper and annex into Pickens County.</p>	<p>PRESENTER: Mary Elizabeth Burgess – Planning & Development Director and Elizabeth Brundige - Planner</p>
<p>Discussion: The applicant and property owner, David Shouse of Rainy Day Development, LLC, requests to de-annex approximately 6.07 acres zoned C-2 General Commercial located approximately 1,725 feet west of the southwest corner of West Church Street and Highway 515 South. The subject property is undeveloped and not currently served by City water or sewer; however, the property lies within the City’s service delivery area. The applicant intends to develop the property for future commercial use under Pickens County HB Highway Business zoning. The Pickens County Board of Commissioners voted to accept the property upon de-annexation at their formal meeting on November 17, 2025.</p>	
<p>PLANNING COMMISSION RECOMMENDATION: The Planning Commission voted unanimously (3-0) to recommend approval of the de-annexation.</p>	
<p>Action Request: Approval without conditions</p>	
<p>Conclusion: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve Ordinance No. 2025-24 for the Deannexation of Parcel 041 062. Councilmember Brandon Hannah provided a second. The motion passed unanimously.</p>	

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A
AGENDA ITEM: New Business		
#2 Consideration of Ordinance No. 2025-25 for a Special Use Permit (SUP) to allow for a drive-thru restaurant on the property located at 319 Mountain Boulevard South (Parcel 053D 080 001).	PRESENTER: Mary Elizabeth Burgess – Planning & Development Director and Elizabeth Brundige - Planner	
Discussion: The requested Special Use Permit will accommodate the development of a drive-thru restaurant within a planned commercial shopping center on the property. The subject property consists of approximately 2.22 acres zoned PUD Planned Unit Development located at 319 Mountain Boulevard South.		
Planning Commission Recommendation:		
The Planning Commission voted unanimously (3-0) to recommend approval with conditions of the Special Use Permit per staff's recommendation.		
Action Requested: Approval with conditions		
Based on the analysis of this application, using the standards and criteria found in Section 94-246(d) of the Zoning Ordinance, staff recommends APPROVAL of the request for a SPECIAL USE PERMIT to allow for a drive-thru restaurant subject to the following conditions:		
<ol style="list-style-type: none"> 1. All future development on the subject property is subject to site plan review and approval by City staff and conformance with all applicable development regulations unless otherwise modified. 2. The configuration and location of the proposed drive-through lane and pick-up window and resultant traffic patterns shall be developed in substantial conformance with the site plan submitted as part of the special use permit application. 3. Hours of operation for the drive-thru are limited to 6:00 AM to 10:00 PM, seven (7) days a week. 4. The proposed drive-thru lane shall be a minimum of 12 feet wide. 5. The drive-thru lane shall have a nine (9) foot maximum clearance. 6. An awning or other similar architecturally integrated weather protection shall be provided over the drive-thru pickup window. 7. Minimum 40 feet of stacking shall be provided between drive-thru entry and the order point. 8. Stripping and signage shall be required at any pedestrian crossings within the drive-thru, including employee crossings. 9. Measures shall be implemented to mitigate the trespass of cooking odors generated by the operations of the restaurant to nearby residential developments. Prior to approval of building permits for the buildout of the restaurant, the applicant/franchisee shall provide an odor mitigation plan to the City specifying the range of odor mitigation practices to be used onsite to control odor emissions. Such mitigation measures are subject to the approval of the Planning & Development Director or their designee and shall include, at a minimum: <ol style="list-style-type: none"> a. An exhaust scrubbing device shall be installed to mitigate odor impact to nearby residential developments. Such installation shall be reviewed and approved as part the building permit review; and, b. All mitigation measures in the approved odor mitigation plan shall be installed and completed prior to the issuance of a certificate of occupancy for the restaurant; and, c. The failure to maintain all approved mitigation measures in good working order shall be a violation of the terms of the special use permit and unless timely corrected is grounds for the termination of the special use permit. 10. All site lighting shall be directed down with sharp cut-off directional lighting fixtures. All lighting on the site shall be dimmed to 50% between 10:00 PM and 6:00 AM. No wall mounted lights on the west side of the building may be placed higher than above 8 feet above the building foundation. All under-awning lights shall be screened by the awning edge such that the light source is not visible from the west property line. 11. Speakers for the drive-thru shall not be audible from any nearby residential development. Sound shall be mitigated using volume control, sound attenuation walls, landscaping, or other measures as acceptable to the Planning & Development Director or their designee. Prior to installation, the applicant/franchisee shall provide specifications for the ordering system(s) and menu board(s) for review by the Planning & Development Department to confirm appropriate mitigation measures are provided. 12. A business license is required prior to opening the business. 13. No signage for the project is approved as part of the special use permit. All signage must be reviewed and permitted by the City of Jasper prior to installation. 14. The grant of this special use permit as provided herein, is not a commitment, warranty, or 		

covenant by the City of Jasper that water and sewer capacity of the City is available for this development, and the City of Jasper makes no representations that such capacity is currently available. Water and sewer capacity of the facilities of the City of Jasper, if physically available at the time of application to tap onto the City's water and/or sewer lines which will be after any necessary water and sewer infrastructure is constructed by applicant and approved by the City, will be made available to the property upon the same basis as any other applicant, and pursuant to the requirements of the ordinances of the City of Jasper, Georgia.

Councilmember Jim Looney asked the applicant if he understood all the conditions and did agree to them. Applicant stated yes, he understood and would comply with the conditions.

Conclusion:

Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve Ordinance No. 2025-25 for a Special Use Permit (SUP) to allow for a drive-thru restaurant on the property located at 319 Mountain Boulevard South. Councilmember Brandon Hannah provided a second. The motion passed unanimously.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business **PRESENTER:** Mary Elizabeth Burgess – Planning & Development Director and Elizabeth Brundige - Planner

#3 Consideration Request for Variance Ordinance No. 2025-26 for Variance Request for a variance to City of Jasper Zoning Ordinance Sec. 94-119, Table 94-119 - Minimum Off-Street Parking Requirements by Use to reduce the vehicle parking requirement for a planned shopping center under 400,000 square feet from 127 spaces based on a ratio of 5 spaces per 1,000 square feet of gross leasable area to 108 spaces.

Discussion: Applicant and property owner Dave Terry requests a variance to City of Jasper Zoning Ordinance Sec.94-119, Table 94-119 - Minimum Off-Street Parking Requirements by Use to reduce the vehicle parking requirement for a planned shopping center under 400,000 square feet from 127 spaces based on a ratio of 5 spaces per 1,000 square feet of gross leasable area to 108 spaces. The requested variance will accommodate the development of a planned commercial shopping center on approximately 2.22 acres zoned PUD Planned Unit Development located at 319 Mountain Boulevard South.

Conclusion:

Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve Ordinance No. 2025-26 for Variance Request for a variance to City of Jasper Zoning Ordinance Sec. 94-119, Table 94-119 - Minimum Off-Street Parking Requirements by Use to reduce the vehicle parking requirement for a planned shopping center under 400,000 square feet from 127 spaces based on a ratio of 5 spaces per 1,000 square feet of gross leasable area to 108 spaces. Councilmember Brandon Hannah provided a second. The motion passed unanimously.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business **PRESENTER:** Mary Elizabeth Burgess – Planning & Development Director and Elizabeth Brundige - Planner

#4 Consideration of Ordinance 2025-27 Special Use Permit to allow for a manufacturing establishment involving the mechanical or chemical conversion of raw materials into semi-finished or finished products (millwork for cabinet manufacturing).

Discussion: The applicant, Ion Curmei of TrueCraft Millworks, LLC, on behalf of owner Jean Kent Holdings, LLC, requests a Special Use Permit to allow custom woodworking. The subject property consists of approximately 1.14 acres zoned C-2 General Commercial located at 279 Confederate Avenue.

Planning Commission Recommendation:

The Planning Commission voted unanimously (3-0) to recommend approval of the Special Use Permit per staff's recommendation.

Action Requested: Approval with conditions

Based on the analysis of this application, using the standards and criteria found in Section 94-246(d) of the Zoning Ordinance, staff recommends **APPROVAL** of the request for a SPECIAL USE PERMIT for a manufacturing establishment involving the mechanical or chemical conversion of raw materials into semi-finished or finished products (custom woodworking), subject to the following conditions:

1. No staining or chemical finishing shall occur unless a paint booth is approved and inspected by the

City of Jasper.		
<ol style="list-style-type: none"> 2. Outdoor storage shall be enclosed by a fence not less than six feet in height containing opaque material to provide visual screening from any rights-of-way or residentially-zoned (R-A, R-1, R-2, R-3, DRI-6, SFA, or MFR) lots. Fleet vehicles do not require screening. 3. Update parking lot with striping and ADA requirements. All spots should be a minimum of 9' x 18'. Parking on surfaces other than concrete or asphalt are prohibited. 4. A business license is required prior to opening the business. 5. All new signage must be approved prior to installation. 6. The grant of this special use permit as provided herein, is not a commitment, warranty, or covenant by the City of Jasper that water and sewer capacity of the City is available for this development, and the City of Jasper makes no representations that such capacity is currently available. Water and sewer capacity of the facilities of the City of Jasper, if physically available at the time of application to tap onto the City's water and/or sewer lines which will be after any necessary water and sewer infrastructure is constructed by applicant and approved by the City, will be made available to the property upon the same basis as any other applicant, and pursuant to the requirements of the ordinances of the City of Jasper, Georgia. 		
<p>Councilmember Jim Looney asked the applicant if he understood all the conditions and did agree to them. Applicant stated yes, he understood and would comply with the conditions.</p>		
<p>Conclusion:</p> <p>Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve Ordinance 2025-27 Special Use Permit to allow for a manufacturing establishment involving the mechanical or chemical conversion of raw materials into semi-finished or finished products (millwork for cabinet manufacturing). Councilmember Brandon Hannah provided a second. The motion passed unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Mary Elizabeth Burgess – Planning & Development Director
<p>#5 Consideration and Approval of alcohol license to sell beer, wine, and distilled spirits by LC Taco & Beer, LLC.</p>		
<p>Discussion: We received an application on behalf of LC Taco and Beer, LLC to obtain an alcohol license to sell beer, wine and distilled spirits by the drink. The applicant submitted all the required paperwork and cleared the required background check with no disqualifying factors.</p>		
<p>One sign was displayed along the property frontage for 16 days and a legal ad was run for four consecutive weeks in the Pickens Progress. Due to involving the sale of an existing business with an existing license, the City Council will also consider whether to grant a temporary permit to facilitate completion of the administrative process. If approved the issuance date would be Dec 15th, 2025.</p>		
<p>Conclusion:</p> <p>Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve Alcohol License for LC Taco & Beer, LLC. Councilmember Brandon Hannah provided a second. The motion passed unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Mary Elizabeth Burgess – Planning & Development Director
<p>#6 Consideration and Approval of alcohol license to sell beer and wine by Johnny's Pizza</p>		
<p>Discussion: We received an application on behalf of Johnny's Jasper Inc dba Johnny's Pizza to obtain an alcohol license to sell beer and wine by the drink. The applicant submitted all the required paperwork and cleared the required background check with no disqualifying factors.</p>		
<p>One sign was displayed along the property frontage for 20 days and a legal ad was run for four consecutive weeks in the Pickens Progress. Due to involving the sale of an existing business with an existing license, the City Council will also consider whether to grant a temporary permit to facilitate completion of the</p>		

administrative process. If approved the issuance date would be Dec 11th, 2025.		
Conclusion: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve Alcohol License for Daniel Dailey on behalf of Johnny's Jasper Inc. dba Johnny's Pizza. Councilmember Brandon Hannah provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Lindsey Williams – Finance Director
#7 Consideration and Approval of Resolution No. 2025-13 for the Operating and Capital Budget for 2026.		
Discussion: Staff presented the 2026 proposed operating and capital budget on November 20th during a public hearing. The proposed budget has been available to any interested parties in the lobby at City Hall and on our website. Presented below is a summary of the 2026 operating and capital budget.		
100 GENERAL FUND – REVENUE \$8,266,995		
100 GENERAL FUND – EXPENDITURES \$8,266,995		
201 TECHNOLOGY SURCHARGE – REVENUE \$80,762		
201 TECHNOLOGY SURCHARGE – EXPENDITURES \$80,762		
210 CONFISCATED ASSETS – REVENUE \$21,485		
210 CONFISCATED ASSETS – EXPENDITURES \$21,485		
230 AMERICAN RELIEF PLAN – REVENUE \$0		
230 AMERICAN RELIEF PLAN – EXPENDITURES \$0		
275 HOTEL MOTEL TAX – REVENUE \$93,050		
275 HOTEL MOTEL TAX – EXPENDITURES \$93,050		
321 SPLOST 2014 – REVENUE \$0		
321 SPLOST 2014 – EXPENDITURES \$0		
322 SPLOST 2020 – REVENUE \$1,670,000		
322 SPLOST 2020 – EXPENDITURES \$1,670,000		
505 WATER/SEWER FUND – REVENUE \$8,290,748		
505 WATER/SEWER FUND – EXPENSES \$8,290,748		
540 SOLID WASTE – REVENUE \$349,209		
540 SOLID WASTE – EXPENSES \$349,209		
745 MUNICIPAL COURT – REVENUE \$550,000		
745 MUNICIPAL COURT – EXPENSES \$550,000		
Action Requested: Staff are requesting approval of the 2026 Operating and Capital Budget.		
Conclusion: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve Resolution No. 2025-13 for the Operating and Capital Budget for 2026. Councilmember Jim Looney provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Lindsey Williams – Finance Director
#8 Consideration and Approval of Auditor Engagement Letter from Rushton and Company		
Discussion: Rushton and Company, who perform our yearly audit, have provided us with our auditor's engagement letter. The total for the 2025 audit will be \$34,000, which is an increase of \$2,000 from the 2024 audit year. There will also be a cost of \$8,000 for a single audit due to the WPCP expansion funded by USDA.		
Action Requested: Staff are requesting approval to continue working with Rushton and Company for auditing		

purposes.		
Conclusion: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to the request to continue working with Rushton and Company for auditing purposes. Council Member Jim Looney provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Mayor Kirk Raffield
#9 Consideration and Approval of Municipal Prosecuting Attorney Agreement		
Discussion: As you are aware, the city reviews our court services regularly and as such, it is staff's recommendation with the elected body's concurrence that Mr. Joseph W. Hudson will continue to provide services on behalf of the City of Jasper as Prosecuting Attorney for 2026. The monthly rate is proposed to be unchanged from 2025 and has been budgeted for 2026.		
Conclusion: Mayor Raffield called for a motion. Councilmember Jim Looney made a motion to approve the Municipal Court Prosecuting Attorney Service Agreement for 2026. Councilmember Anne Sneve provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Mayor Kirk Raffield
#10 Consideration and Approval of Municipal Public Defender Agreement		
Discussion: As you are aware, the city reviews our court services regularly and as such, it is staff's recommendation with the elected body's concurrence that Mrs. Cortney M. Stuart will continue to provide services on behalf of the City of Jasper as Public Defender for 2026. The monthly rate is proposed to be unchanged from 2025 and has been budgeted for 2026.		
Conclusion: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to Approve the Municipal Court Public Defender Service Agreement. Councilmember Brandon Hannah provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Mayor Kirk Raffield
#11 Consideration and Approval of Legal Services Agreement with David Syfan with Hulse, Oliver & Mahar, LLP as City Attorney		
Discussion: As you are aware, the city reviews our legal services annually and it is staff's recommendation with the elected body's concurrence that Mr. David Syfan and his firm (Hulse, Oliver & Mahar, LLP) will continue to represent the City of Jasper and to provide general legal services for 2026. The hourly rate is proposed to be unchanged from 2025.		
Conclusion: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve the Legal Services Agreement with David Syfan with Hulse, Oliver & Mahar, LLP as the City Attorney. Councilmember Sonny Proctor, MD provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Lorrie Waters – City Clerk/Human Resources Director
#12 Consideration and Approval of Agreement with OneSource Counseling to provide EAP Services		
<p>Discussion: As discussed last year and implemented for 2025, the City engaged the services of OneSource Counseling to provide EAP services since our Health Insurance Plan does not include an EAP. We have had some utilization of the EAP and as such has included the funding in the 2026 budget for continuation of an EAP program. The annual cost is \$7,000.00 (same as 2025).</p> <p>The EAP is predominately for behavioral or counseling services that are otherwise free to the employee for up to 6 visits per occurrence. There are additional referral services available in the event that OneSource does not offer a specific service (i.e. legal).</p> <p>Conclusion: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve the Agreement with OneSource Counseling to provide EAP Services. Council Member Brandon Hannah provided a second. The motion passed unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Brandon Douglas – City Manager
#13 Consideration of Resolution #2025-14 - City of Jasper 2026 SPLOST General Obligation Bonds		
<p>Discussion: As you may be aware, the recent 2025 General Election (Nov. 4th) put forth a referendum before the voters for Pickens County to consider continuing the SPLOST for 2026 as well as a specific referendum item for the City of Jasper voters regarding the potential issuance of General Obligation debt for funding SPLOST eligible items. The associated Resolution is enclosed; however, as a synopsis, the 2026 SPLOST for the City of Jasper included capital outlay projects for the following:</p> <ol style="list-style-type: none"> 1) Road, Streets, Sidewalks, and Bridge Projects -- including but not limited to facilities, equipment, and material necessary to build, maintain, and repair roads, streets, sidewalks, and bridges. 2) Water & Sewer facilities 3) Public safety facilities, vehicles, and equipment for fire, EMS, Police, and 911 4) Parks & Recreation Projects and facilities <p>Total Estimated Cost: \$7,380,000</p> <p>The General Obligation Debt language referred to the City's ability (through authorization from voters...which occurred) to issue up to \$5,650,000 in aggregate principal amount for finance all or a portion of any projects with a rate not to exceed 6% per annum. The maximum debt shall be as follows:</p> <p>2027 = \$1,000,000 2028 = \$1,075,000 2029 = \$1,135,000 2030 = \$1,190,000 2031 = \$1,250,000 Total = \$5,650,000</p> <p>If the estimated amounts of collections remain as projected...the annual collections should = \$1,476,000 which should cover the debt service. If it falls short, the funding would be backed by the general fund (i.e. ad valorem).</p> <p>Action Requested: Seeking direction on the matter as described.</p> <p>Conclusion: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve Resolution #2025-14 – City of Jasper 2026 SPLOST General Obligation Bonds. Councilmember Jim Looney provided a second. The motion passed unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Brandon Douglas – City Manager
#14 Consideration of request from Jasper Crossing Outparcel Lot 11 & 12 for payment in lieu of sidewalks		
Discussion: As you are aware, Developments have the option to request payment of a fee in lieu of constructing sidewalks if there are associated challenges. Foresite Group has provided the enclosed letter for consideration.		
Action Requested: Seeking direction		
Conclusion:		
Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to deny request from Jasper Crossing Outparcel Lot 11 & 12 for payment in lieu of sidewalks. Councilmember Anne Sneve provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Denied	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Brandon Douglas – City Manager
#15 Consideration of On-Demand Construction Services		
Discussion: As you may recall, there had been a request for proposals for on-demand construction services for utilities repairs, etc. The proposals are were by 2pm today which the committee reviewed prior to tonight’s meeting.		
Action Requested: Seeking direction		
Conclusion:		
Mayor Raffield called for a motion. Councilmember Jim Looney made a motion to approve On-Demand Construction Services for T Stanco and NGI Trenchless Pipe Sewer Repair. Councilmember Anne Sneve provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Dr. Folsom Proctor – Mayor Pro Tem
#16 Discussion – Gateway at Grandview		
Discussion: Dr. Folsom Proctor discussed the roads and common areas. The HOA has continued to have questions about whether these roads are public or private. The condition of these roads in this neighborhood has been confirmed by an engineer stating that the roads have been properly paved. No action needed at this time.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

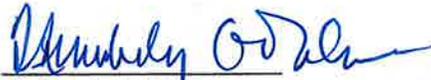
AGENDA ITEM: New Business		PRESENTER: Brandon Hannah – Councilmember
#17 Discussion of the Hotel/Motel Tax		
Discussion: Councilmember Hannah discussed the option of increasing Hotel/Motel Tax from 6% to 8%. He will gather some additional information to bring back to council for further discussion.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

AGENDA ITEM: Executive Session - Legal		PRESENTER: Mayor Kirk Raffield
Discussion:		
Mayor Raffield called for a motion to go into Executive Session @ 7:48pm for discussion of legal items. Councilmember Brandon Hannah made a motion to go into Executive Session. Councilmember John Foust provided a second. The motion passed unanimously.		
Mayor Raffield made a motion to end Executive Session @ 8:39pm and go back into council session. Councilmember Anne Sneve made a motion to end Executive Session and Councilmember Jim Looney provided a second. Motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: Adjourn		PRESENTER: Mayor Kirk Raffield	
Discussion: Mayor Raffield called for a motion to adjourn @ 8:40pm. Councilmember Brandon Hannah made a motion to adjourn the meeting. Councilmember Anne Sneve provided a second. The motion to adjourn passed unanimously.			
ACTION ITEMS Adjourned		PERSON RESPONSIBLE N/A	DEADLINE N/A



Mayor, Kirk D. Raffield



City Clerk, Lorrie Waters
Interim City Clerk
2-2-26



PLEASE SIGN IN

JASPER
City Council Meeting
SIGN IN ROSTER
December 1, 2025

PRINT NAME	ADDRESS/OR BUSINESS AFFILIATION
Peter Charest	Pres. Grandview of Gateway HOA
Ramona Charest	City Resident
MARK FINI	GRANDVIEW AT GATEWAY H.O.A.
Daniel Dailey	Johnny's Pizza owner
Yanci Stowe	Johnny's Pizza
Amy Myers	Pickens Co Chamber/Visit Pickens
Matt Dawkins	JPD
Amberle Godfrey	Pickens Chamber
JOSH DAVIS	COT
Paish Lowrie	Jasper DPA
Samuel Sly	JPC
Marilyn Oatway	City Resident
Ron Morrison	city resident
Darrell Burnett	Burnett's Handyman Service
Kim Golden	COT
Amy Slavin	Grandview Plaza
Craig Kim Bryans	Grandview HOA
Tom Cunniff	Three Plant
Dave Terry	Bakery
Karen Roberts	
Carly Gray	Cop
Alysa Dicks	282 Confederate Ave
Ivan Flores	61 Main St Jasper
DAVID SUBLETT	BOWMAN CONSULTING

CITY OF JASPER

PUBLIC COMMENT SIGN UP SHEET

Monday, December 1, 2025

If you would like to make comments during the Public Comment section of this evening's agenda, please print your name below:

Name	Address	Topic of Discussion
✓ Ansia Dicks	282 Confederate Ave	Water service reconnection
✓ Parish Lowine	360 W. Church St.	Thanks to Sonny & Anna

*The Mayor will announce the Public Comment section of the agenda. This is not an unlimited public forum.

- Individuals making the comment must state their name and address.
- Comments are limited to City matters.
- Comments are limited to 3 minutes per person; the Mayor has the right to extend time.
- No personal attacks or unwarranted accusations.
- Mayor or presiding officer has the right to end the comment or comments due to violation of rules or length of the agenda.
- Individual commenting can only exercise their public comment section of the meeting once a meeting.
- No individual can allocate or transfer their time for comment to another person.
- No inappropriate language, signs or images.

*The Public Comment period is limited to a total of 30 minutes. Depending on the number of individuals signed up for public comments, there is a possibility that not all will be able to speak this evening.

