City of Eatonton Council Meeting
Monday, March 21, 2016 at 7:00 PM
Putnam County Commissioners’ Meeting Room #203
117 Putnam Drive
Eatonton, Georgia 31024

Elected Officials Present:

Mayor Walter C. Rocker, Jr.
Mayor Pro-Tem Harvey (Chip) Walker, Jr.
Councilman Alvin Butts
Councilwoman Teresa Doster
Councilman James A. Gorley
Councilman Charles R. Haley
Councilman William Mangum, Jr.
Councilwoman Alma Stokes

Elected Officials Absent:

Staff Members Present:

City Administrator, Gary Sanders
City Attorney, Christopher Huskins
City Clerk, Sarah Abrams
Chief of Police William K. Lawrence

Mayor Walter C. Rocker, Jr. called the regular Council meeting to order at 7:00 PM.

Mayor Pro-Tem Harvey Chip Walker gave the invocation.

Motion was made by Doster and seconded by Haley to approve the minutes of the last meeting with any necessary corrections. Motion carried by a unanimous vote of 7-0.

Councilwoman Alma Stokes advised Council that the Putnam County High School girls’ basketball team was present, and she wished to recognize them for their achievement in basketball. The basketball team was asked to take a photo with Mayor and Council and words of congratulations were extended to the team from the City Council members.

Public Comments: Jessie Archebelle - Community issues
Larry folk, Diane folk, Tom Thompson, Bill Sharp, Roddie Ann Blackwell, Michael Feldman and Daniel W. Brown – Tytan Pictures LLC
Mayor Rocker advised the citizens who signed in to make Public Comments that they would have three minutes to make their statement and would be called to speak in the order they signed in.

Motion was made by Gorley and seconded by Doster to hear from all persons who signed in to make Public Comments. Motion carried by a unanimous vote of 7-0.

Reading of the Rules for Public Comments: Omitted

Mayor Rocker called on persons who signed in to make public comments.

Jessie Archebelle a fifth grader at Gatewood Schools talked to Council about the appearance and the activity taking place at the gas station located on the corner of Sumter Street and Putnam Avenue. Archebelle presented photos taken of the area and asked Council to have the police patrol the area and enforce the no loitering and no parking posted at the site.

Mr. Larry Folk advised he was in support of Tytan Pictures using the old prison property.

Mrs. Dianne Folk advised supporting and encouraged the sale of the old prison to Tytan Pictures for new development opportunity.

Mr. Tom Thompson expressed words of approval to Council for changing the venue of the Council meeting from City Hall to the Putnam County Commissioners’ meeting room and he also encouraged Council to vote yes, to help create jobs for young people in the community through the contract with Tytan Picture LLC.

Mr. Bill Sharp, Chairman of Putnam County Development Authority advised he supported Tytan Pictures and asked Council to vote yes, and continue to move forward to help create jobs opportunities.

Mrs. Roddie Anne Blackwell, Director of the Eatonton-Putnam Chamber of Commerce advised Council to give the Downtown Development Authority the tools to do what they were created to do. Also Blackwell recognized members of the 2016 Leadership Putnam Class in attendance.

Mr. Michael Feldman and Mr. Daniel W. Brown also asked Council to vote yes in support of selling the old prison property to Tytan Picture LLC.

Old Business:

Discussion and Possible Action on Quit Claim Deed with Downtown Development Authority Attachment #5A
Council discussed transferring the old Putnam Prison property located at 205 West Forrest Street, Eatonton, GA to the (DDA) Downtown Development Authority. Mayor
Rocker advised the property would transfer from the City to the DDA. Then the DDA could lease or sell to Tytan Pictures, LLC who would have the option to lease or purchase the property at any time during the lease period. At the end of the lease period, if Tytan decided not to purchase the property it would return to the DDA. Mr. Jim Stone co-owner of Tytan advised the company has been in business for 10 years and has released several films and hope to film here in Eatonton and use the old prison which would bring jobs. Councilwoman Stokes asked Mr. Stone his opinion on the Religious Freedom Bill. Council was advised all upkeep of the buildings would be the responsibility of the DDA; the buildings are in as-is condition.

Councilman Mangum discussed some items listed in the lease agreement to Tytan Pictures from the DDA from Exhibit B. If the tenant so chooses, tenant can purchase this property for $401,600.00 at anytime during the lease period. In lieu thereof, tenant may perform marketing and branding services for the City of Eatonton in an amount equal to or greater than the purchase price.

**Marketing/Branding Deliverables**

- Design specification for Branded Signage, Gateways, Arches and monuments
- Design a Comprehensive identity system and collateral items
- Create comprehensive, exclusive, “Own able” branding campaign
- Two (30 second) public service announcements for broadcast and online use
- Create a 22:00 minute short documentary on the history and future of Eatonton for online broadcast uses.
- A 3:00 minute online Brand Vision on Eatonton’s new identity as a Film Ready, Film Friendly Town

Councilman Gorley advised having had reservation before about supporting the lease, which is for 10 years, but within 36 months we should know how this will have an impact on taxes and jobs; now ready to more forward.

Councilwoman Doster thanked the DDA and advised this is a risk worth taking and sees this as a partnership.

Councilman Walker advised supporting the lease agreement after listening to citizens, the Chamber, and DDA who has spent many hours researching this.

Councilman Mangum talked about the SPLOST funding earmarked for the prison rehab, starting in 2017 for 3 years in the amount of $80,000.00. Mangum was advised the SPLOST funds could be used to remodel the prison if the DDA is the landlord.

Motion was made by Doster and seconded by Haley to deed the old prison property located at 205 West Forrest Street to the DDA. Motion carried by a vote of 5-2. Council members voting against were Councilman Alvin Butts and Councilwoman Alma Stokes.
Andrew Simpson, Main Street Director presented the following Report

Eatonton Main Street is still awaiting our designation from the Department of Community Affairs.

Eatonton Main Street will be holding a Community Outreach Meeting on Thursday April 21.

**Promotion**

Main Street is partnering with the Putnam County Recreation Department to partner for the Easter Egg Hunt between 10 am and 12 pm on Saturday March 26 2016.

Main Street is hosting a BBQ/Brews and Music Festival on Saturday April 23 between 10 am and 3pm in the City Center Parking Lot. Eatonton Main Street is working with the City and Georgia Power regarding utilities.

Main Street has spoken to the Police Department regarding the closure of E. Marion Street on Friday April 22 and on the day of the event. I have spoken with Dr. Sinclair as he is the owner of two businesses and is fine with the Street closure.

I am therefore asking City Council permission to close E. Marion Street on Friday April 22 and Saturday April 23, so that I may have vendors set up for the BBQ event.

**Design**

The Design Committee is currently processing two facade grant applications one for 118/120 N Jefferson Ave and one for 118 W. Marion Street.

The Easter Egg Hunt flyer has been designed and is waiting on the printer.

The BBQ Festival flyer will be ready for approval by March 17.

**Economic Vitality**

The Golden Bird at 104 Oconee Street opened its doors on Saturday February 27.

Scrub Up at 118 W Marion Street is having a grand opening on Friday March 11 at 5pm.

Underground Treasures has set Friday April 1 as a provisional date for their grand opening. (They are currently undertaking a soft opening)

The Eatonton sign on Highway 44 is now up and the one on Highway 441 is currently under construction.

**Summary**

Eatonton is continuing to attract business interest. I am still working with two potential restaurant owners and the Health Inspector to bring them into downtown Eatonton
Proposed Resolution Recognizing April 17-23, 2016 as Georgia Cities Week Attachment #6B
Motion was made by Doster and seconded by Walker to approve the Resolution recognizing Georgia Cities Week April 17-23, 2016 and to authorize Mayor Rocker to sign. Motion carried by a unanimous vote of 7-0

Proposed Resolution to Authorize the Mayor to sign a Contract Extension with AMEC Foster Wheeler for Consulting Engineering Services Attachment # 6C
Motion was made by Butts and seconded by Mangum to approve the contract extension with AMEC Foster Wheeler for Consulting Engineering Services for Natural Gas and other purposes, and to authorize Mayor Rocker to sign. Motion carried by a unanimous vote of 7-0.

Proposed Resolution to Authorize the Mayor to Sign an EA Mobile System Contract with Elster Solutions, LLC Attachment # 6D
Motion was made by Butts and seconded by Gorley to approve the Resolution to authorize the Mayor to sign an EA Mobile System Contract with Elster Solution, LLC to upgrade the mobile utility gas meter reading system. Motion carried by a unanimous vote of 7-0.

Committees Reports
Motion was made by Walker and seconded by Doster to pay the bills if and when the funds become available. Motion carried by a unanimous vote of 7-0.

Councilwoman Stokes asked about the Seniors Citizens program.

Councilman Gorley commended the Eatonton Police Department on handle a family incident well and he also commended the Eatonton Fire Department on putting out a house fire on Saturday on MLK where a firefighter received an injury but was not related to the fire.

City Administrator Gary Sanders advised a public hearing for the continued use of certain unmarked vehicles would be conducted on Friday, April 1, 2016 at 12:00 PM at City Hall.

C & H Paving plans to begin the 13.7 mile milling and resurfacing project on Highway 16 this week or next. The starting point will be just past the fork at Highway 44. The project is expected to be completed by the end of April; please expect travel delays in the area.

The GMA District 6 Spring Listing Session will be held Thursday, April 14 at 11:00 AM at the Middle Georgia Regional Commission. If you are interested in attending, please let the Clerk or the City Administrator know by Thursday, April 7.
Executive Session: Personnel

Motion was made by Councilman Harvey Walker, Jr.
That this Mayor and Council now enter into closed session as allowed by Chapter 14 of Title 50 of the Georgia Code and pursuant to advice by the City Attorney, for the purpose of discussing the following: Personnel.

Motion Seconded By: Councilwoman Teresa Doster. Motion Approved.

Those voting in favor of the motion for closure: Council Members Harvey Walker, Jr, Alvin Butts, Teresa Doster, James A. Gorley, Charley R. Haley, William Mangum and Alma Stokes. Motion carried by a unanimous vote of 7-0.

Motion was made by Councilman Walker and seconded by Councilwoman Doster to return to Open Session. Motion carried by a vote of 7-0.

Motion was made by Councilman Walker and seconded by Councilwoman Doster that the Resolution by the Council of the City of Eatonton, Georgia to enter into Executive Session for the purpose of discussing personnel be approved and authorize Mayor Rocker to sign. Motion carried by a unanimous vote of 7-0.

Resolution by the Council of the City of Eatonton, Georgia

BE IT RESOLVED by the Eatonton City Council as follows: At the meeting held on the 21st day of March, 2016, the Council entered into executive session for the purpose of discussing personnel. At the close of the discussions upon this subject, the Council did vote to re-enter into open session and herewith takes the following action in open session:

(1) The actions of the Council and the discussions of the same regarding the matter set forth for closed session purposes are hereby ratified.

(2) Each member of this body does hereby confirm that to the best of his or her Knowledge based upon the advice of the City Attorney, the said subject matter of the meeting and of the closed session portion was devoted to matters within the specific relevant exception(s) as set forth above.

(3) The Mayor, or the presiding officer, is hereby authorized and directed to execute an affidavit, with full support of the members of this Council, in order to comply with O.C.G.A. §50-14-4(b).

(4) The affidavit shall be included and filed with the official minutes of the meeting and shall be in a form as required by the statute, which shall be substantially as follows:

Approved this _21st day of March, 2016_

Attest ___________________    ______________________
City Clerk              Walter C. Rocker, Jr. Mayor
In Open Session
Motion was made by Walker and seconded by Doster to approve leave of absence without pay for Latoshia Maddox until such time she withdraws from the County Commissioner’s race for District #2 dating back to her qualifying date. Motion carried by a unanimous vote of 7-0.

Mayor Rocker asked if there was any other business to be conducted for the good of the City, being none; motion was made by Walker and seconded by Haley to adjourn. Motion carried by a unanimous vote of 7-0.

______________________________
Walter C. Rocker, Jr., Mayor

ATTEST:

______________________________
Sarah E. Abrams, City Clerk
Affidavit

Before an officer duly authorized to administer oaths appeared Mayor Walter C. Rocker, Jr., who, after being duly sworn, deposes and on oath states the following:

(1) I am competent to make this Affidavit and have personal knowledge of the matters set forth herein.

(2) Pursuant to my duties as Mayor, I was the presiding officer of a meeting of the Eatonton City Council held on the 21st day of March 2016. A portion of said meeting was closed to the public.

(3) It is my understanding that O.C.G.A. § 50-14-4(b) provides as follows:
   When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the person presiding over such meeting or, if the agency’s policy so provides, each member of the governing body of the agency attending such meeting, shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exceptions.

(4) The subject matter of said meeting, or the closed portion thereof, was devoted to matters within exceptions to public disclosure provided by law. Those specific relevant exceptions are identified as follows: Meeting closed to discuss or deliberate upon the appointment, employment compensation, hiring, disciplinary action or dismissal or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2) Personnel.

This affidavit is executed for the purpose of complying with the mandate of O.C.G.A. §50-14-4(b) and; is to be filed with the official minutes for the aforementioned meeting.

This 21st day of March 2016
_________________________________________
Mayor Walter C. Rocker, Jr.

Sworn to and subscribed before me

This ____day of __________, ________
_________________________________________
Notary Public