City of Eatonton
Council Meeting Agenda
August 1, 2017
Putnam County Commissioners’ Meeting Room, #203
117 Putnam Drive
Eatonton, Georgia 31024
(706) 485-3311

6:45 PM Public Hearing – Proposed 2018 Budget

1. 7:00 PM Call to Order

2. Invocation: Mayor Pro-Tem Harvey “Chip” Walker, Jr.

3. Approval of Minutes: Attachment #1

4. Public Comments

   Reading of Rules for Public Comments:

5. Old Business:

   A.

6. New Business:

   A. Main Street Report Attachment #6A

   B. Proposed Resolution to Appoint a Qualifying Officer for the November 7, 2017 Municipal General Election Attachment #6B

   C. Resolution to Propose Amendments to Chapter 75 of the Code of Ordinances Attachment #6C

   D. Proposed Resolution to Authorize the Mayor to Apply for a Safety and Liability Management Grant Attachment #6D
E. Historical Preservation – Request by Michele Bechtell for a Certificate of Appropriateness at 202 North Madison Avenue – Vernacular Cottage

Attachment #6E

7. Zoning:

8. Committee Reports:

- Finance and Personnel – Council Member Harvey C. Walker, Jr.
- Public Utilities – Council Member Alvin Butts
- Streets, Buildings and Grounds – Council Member William C. Mangum
- Zoning and Ordinances – Council Member Teresa Doster
- Environmental – Council Member Charles R. Haley
- Community Development – Council Member Alma Stokes
- Public Safety – Council Member James A. Gorley
- City Administrator – Gary Sanders
- City Attorney – Christopher D. Huskins
- City Clerk – Sarah Abrams

9. Executive Session:

10. Motion to Adjourn:
In accordance with O.C.G.A. §36-81, the City of Eatonton proposes the following budget for fiscal year 2017-2018. The City’s fiscal year begins on September 1 and concludes on August 31 of the following year. A PUBLIC HEARING will be held on August 1, 2017 at 6:45 PM to allow citizen input in this process. The hearing will be held in the Putnam County Commissioners’ Meeting Room #203, located at 117 Putnam Drive, Eatonton, GA 31024. A copy of the budget is available at City Hall, located at 201 North Jefferson Avenue, Eatonton, GA 31024. The budget is scheduled for adoption at the regular City Council meeting on Monday, August 21, 2017 at 7:00 PM.

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Elected Officials Present:

Mayor Walter C. Rocker, Jr.
Mayor Pro-Tem Harvey (Chip) Walker, Jr.
Councilman Alvin Butts
Councilwoman Teresa Butts

(Late)
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 Clerk, Sarah Abrams
Police Chief, William K. Lawrence
City Attorney, Christopher Huskins

Staff Members Absent:

Mayor Walter C. Rocker, Jr. called the July 17, 2017 Council meeting to order at 7:00 PM.

Invocation was given by Councilman Charles R. Haley.

Motion was made by Doster and seconded by Butts to approve the minutes of the last meeting held on July 3, 2017. Motion carried by a vote of 6-0.
Councilman James A. Gorley was absent at the time of the vote.
Public Comments: Mr. George Dissmeyer, Mrs. Virginia Linch, Mr. Jeffrey Zablow, Mrs. Sylbie Yon, Mrs. Mona Betzel, and Ms. Susan Larson – Butterflies and Blooms in the Briar Patch Habitat

Motion was made by Haley and seconded by Doster to hear from those wishing to speak. Motion carried by a unanimous vote of 6-0.

Reading of the Rules for Public Comments:

City Administrator Gary Sanders read the rules for Public Comments.

Mr. George Dissmeyer discussed the Butterflies and Blooms Garden that is located on the Aluminum Hill, across from the Zion Covenant Church and the advantages of having the garden located in Eatonton. Dissmeyer advised this garden will brings tourists to your community from around the world to visit to see the butterflies and take photos in a natural environment.

Mrs. Virginia Linch thanked all of the supporters who volunteered and helped with the Butterflies and Blooms in the Briar Patch project. Mrs. Linch advised the garden is a gift to the City from her husband and herself. Her goal was to increase the butterfly population by 2020. The garden is used as a teaching center to help us understand agriculture. Mrs. Linch advised this garden will have a positive impact on the City. Mrs. Linch thanked Council for offering to help move the garden to a permanent new location.

Mr. Jeffrey Zablow advised photographing butterflies in their natural habitat for over 20 years. There is no other garden between Maine and Florida like this garden.

Mrs. Sylbie Yon acknowledged Mrs. Virginia Linch and the volunteers’ hard work which they put into the Butterflies and Bloom Garden and the new insight she learned from the garden.

Mrs. Mona Betzel thanked Council for allowing Mrs. Linch and the volunteers an opportunity to voice their opinions tonight.

Ms. Susan Larson advised supporting the Butterflies and Blooms garden; it is a tourist attraction and an educational center.

All speakers addressing Council spoke in support of the Butterflies and Blooms in the Briar Patch Habitat located on the Aluminum Mill Hill at the Community Garden.

Old Business: None

New Business:

Proclamation Recognizing the Butterflies and Blooms in the Briar Patch Project, Mrs. Virginia Linch, and Project Volunteers Attachment #6A
Mayor Rocker read the Proclamation which recognized and acknowledged the contributions of Mrs. Virginia Linch and the volunteers of the Butterflies and Blooms in the Briar Patch Project to the City of Eatonton, Georgia and urged the citizens to join with them in recognizing the valuable services and leadership of Mrs. Linch and all those who have contributed to this great project.

Motion was made by Doster and seconded by Gorley to approve the Proclamation recognizing the Butterflies and Blooms in the Briar Patch Project and authorize all Elected Officials to sign. Motion carried by a unanimous vote of 7-0.

Mayor Rocker presented Mrs. Linch and volunteers with the Proclamation. A photo was taken of the group with Mayor Rocker.

**Proposed Resolution to Authorize the Establishment of a Butterflies and Blooms in the Briar Patch Habitat at the Briar Patch Trail Park** *Attachment #6B*

Motion was made by Doster and seconded by Haley to approve the proposed Resolution formally inviting and authorizing the permanent establishment of a Butterflies and Blooms in the Briar Patch Habitat on the grounds of the Briar Patch Trail Park. The City is authorized to provide necessary and proper assistance related to the establishment of said habitat to the extent so authorized by Mayor or City Administrator, to include the relocation and installation of existing habitat structures and assets. Also, Mayor Rocker is authorized to sign the Resolution. Motion carried by a unanimous vote of 7-0.

**Proposed Resolution to Authorize the Mayor to Create an Advisory Committee** *Attachment #6C*

Motion was made by Haley and seconded by Mangum to approve the Proposed Resolution authorizing the Mayor to create an Advisory Committee and to name members to the Committee for the purpose of reviewing concepts, content, products, logos, media, and other items related to the City’s marketing and branding campaign being produced by Tytan Pictures, LLC and providing input and feedback regarding the same; and making recommendations as may be necessary to the Eatonton Downtown Development Authority and Council of the City of Eatonton for official action and approval. Also, authorize the Mayor Rocker to sign the Resolution. Motion carried by a unanimous vote of 7-0.

**Proposed Resolution to Levy a Transportation Special Purpose Local Options Sales Tax** *Attachment #6D*

Motion was made by Gorley and seconded by Mangum to approve the proposed Resolution supporting the action of the Putnam County Board of Commissioners in initiating the process for a Transportation Special Purpose Local Options Sales Tax for Putnam County and agreeing to
levy such tax if approved by voters and authorized Mayor Rocker to sign the Resolution. Motion carried by a unanimous vote of 7-0.

**Proposed Resolution to Authorize the Mayor to Sign a contract with the Area Agency on Aging for SFY 2018 Attachment #6E**

Motion was made by Stokes and seconded by Haley to approve the proposed Resolution and authorize Mayor Rocker to sign a contract with the Area Agency on Aging for SFY 2018 and other such supporting material as shall be necessary for the proper execution of the contract. Motion carried by a unanimous vote of 7-0.

**Middle Georgia Regional Commission Area Agency on Aging Contract**

DHS Contract #42700-373-0000060371

Total Obligation: $175,446

Federal: $ 93,500

State: $70,946

Match: $11,000

**Zoning:** None

**Committee Reports**

Councilman Walker advised that in the next couple of days a Finance and Personnel Committee meeting will be scheduled. Also, Walker thanked Mrs. Linch and the volunteers for their work on the Butterflies and Blooms Garden located on Aluminum Mill Hill.

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 Doster advised that at the next scheduled meeting of the Zoning and Ordinance Committee they will look at a Yard Sale Ordinance.

Councilman Haley discussed the tire store next to City Hall may possibly be establishing a mosquito habitat because of the number of tires at their location. Haley asked if the City could deny a business license. Councilwoman Doster advised her Committee would meet and review the Tire Ordinance.

City Attorney Huskins advised a business license could be denied if the evidence supports our case.
City Administrator Gary Sanders reported:

The Pre-Construction meeting for the Streetscape project is scheduled for 10:30 AM on Monday, August 7 at the Hut. At the conclusion of this meeting, around 11:45 AM, we are planning a meeting with members of the public and affected business owners to share construction schedules and to answer questions.

Administrator Sanders advised he would attend the Regional Commission’s Leadership Program this Thursday, July 20.

Administrator Sanders advised Eatonton Main Street will be hosting a bluegrass concert this Saturday, July 22 from 4:00 PM-8:00 PM at the Event Stage. The rain location will be the Plaza Arts Center.

Mayor Rocker asked if there was any other business to be discuss. There being no further business, motion was made by Doster and seconded by Gorley to adjourn. Motion carried by a unanimous vote of 7-0.

Council adjourned at 7:59 PM.

__________________________
Walter C. Rocker, Jr., Mayor

Attest:

__________________________
Sarah E. Abrams, City Clerk
Eatonton Main Street

Revitalizing Our Downtown

P.O. Box 4384 Eatonton, GA 31024 706.749.9150
A 501-c-3 Non-Profit Corp. Designated by the Georgia Dept. of Community Affairs for the City & County

Main Street Report for City Council Meeting Tuesday August 1 2017 - July Recap

Organization
Eatonton Main Street is still looking for applicants to the board. A working board is required by the Department of Community Affairs, as part of the annual assessment to maintain Main Street designation.

Promotion
The Bluegrass Concert featuring Pinney Woods and The Siggins Brothers attracted 20 people. Main Street does not raise enough sponsorship to pay for a Porta Potty and facilities for the Event Stage. Main Street can use the Event Stage in conjunction with the Eatonton Cotton Warehouse but not as a standalone location due to the restroom issue. The Stage itself faces the Sun making both the entertainers and instruments hot. Performances are therefore affected.

If all vendor applicants commit to the Briar Patch Arts Festival, all slots will be filled 2 months before the Festival.

The Harlem Georgia Merchants Association visited Downtown Eatonton. I took them to various locations. I believe that the visit was a fact finding mission for Main Street designation. They are also visiting Greensboro and Madison.

The Hwy 441 billboard will be renewed and I am looking at opportunities to divert tourist traffic into Downtown.

Design
Mark Smith (Old World Finance Location) has submitted a facade grant application for his W. Marion St. property.

Sara and Buddy Nolan (Maggie Lane) have submitted a facade grant application for their Jefferson Ave. property.

Economic Vitality
Eatonton Main Street continues to attract interest in bringing merchants into the Downtown. However, buildings like Moore LP Gas (107 N. Jefferson Avenue), China Chef (104 N. Jefferson Avenue) Communicom/Charter Building (104 E. Marion St) and 112 W. Marion Street prevent a vibrant Downtown from putting down roots and taking hold and are off-putting for new businesses due to the buildings not being compliant with building codes/planning and zoning regulations. (Sec. 14-31. Adoption by Reference. Georgia Uniform Codes Act, O.C.G.A. § 8-2-25, 14-68. - Complaint in rem in municipal court; procedure; lien; appeal and Sec. 75-343 District Requirements {e})

Both 112 W. Marion Street and 106 N. Jefferson Avenue are both being used as storage facilities by the building owner which is incompatible with the zoning code. Sec. 75-342. - Uses allowed.

The building housing Cucos Restaurant is still being renovated. A possible August reopening date was suggested. The scaffolding blocking the sidewalk is an issue for pedestrians causing them to go into the street.

I held talks with a prospective business owner & a building owner to discuss a location for a new business.

The Pex Theater which holds The Country Kitchen had its marquee badly damaged by heavy rain. The restaurant remains open with people entering from the back entrance. The marquee has still not been repaired. In the words of the restaurant owner, the marquee damage has "killed them financially".

The Ribbon Cutting Ceremony for the Sumter Street Station Apartments has been put back to sometime in August.

Summary
Eatonton Main Street partnering with the Putnam County Charter School System, UGA's Willson Center for Humanities and Arts, the Georgia Writers Museum and the Butler-Baker Alumni Project, Inc. are working together for a public local history event. The event will be funded by a small grant from the National Endowment for the Humanities. An information afternoon is scheduled at the Writers Museum on Saturday August 26, between 2 & 4. The recording of Putnam County residents oral histories, is currently scheduled for the Briar Patch Arts and Crafts Festival on Saturday September 30 and the Butler Baker Alumni October Fest. (The Alumni are working on a date)
RESOLUTION

A RESOLUTION by the City Council of the City of Eatonton, Georgia, to appoint a qualifying officer for the November 7, 2017 Municipal General Election and for other purposes.

WHEREAS, the City of Eatonton will hold a General Election on Tuesday, November 7, 2017; and

WHEREAS, candidate qualifying for such election will be held from 8:30 AM on Monday, August 21 through 4:30 PM on Wednesday, August 23.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Eatonton, Georgia, that:

For the Municipal General Election to be held on November 7, 2017, the Council hereby names City Clerk Sarah Abrams as qualifying officer.

APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 1st day of August, 2017.

Walter C. Rocker, Jr., Mayor
City of Eatonton, Georgia

ATTEST:

Clerk, City of Eatonton, Georgia
Resolution to Propose Amendments to Chapter 75
of the Code of Ordinances

BE IT RESOLVED, that the following amendments to Chapter 75 of the Code of Ordinances, City of Eatonton, Georgia are hereby proposed to the Planning and Zoning Commission for review and recommendation:

1) To add the following paragraph to Sec. 75-302 (Development standards) of the C-1 Zoning District:

(h) Pre-developed, pre-zoning code parcels within the C-1 zoning district may request variances to the development standards set forth in this section.

2) To add the following paragraph to Sec. 75-312 (Development standards) of the C-2 Zoning District:

(h) Pre-developed, pre-zoning code parcels within the C-2 zoning district may request variances to the development standards set forth in this section.

3) To add the following paragraph to Sec. 75-322 (Development standards) of the I-1 Zoning District:

(h) Pre-developed, pre-zoning code parcels within the I-1 zoning district may request variances to the development standards set forth in this section.

4) To add the following paragraph to Sec. 75-332 (Development standards) of the I-2 Zoning District:

(h) Pre-developed, pre-zoning code parcels within the I-2 zoning district may request variances to the development standards set forth in this section.

APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 1st day of August, 2017.

Walter C. Rocker, Jr., Mayor
City of Eatonton, Georgia

ATTEST:

Clerk, City of Eatonton, Georgia
RESOLUTION

A RESOLUTION by the Council of the City of Eatonton, Georgia to authorize the Mayor to apply for a Safety and Liability Management Grant offered by the Georgia Municipal Association and for other purposes.

WHEREAS, the Georgia Municipal Association provides the Safety and Liability Management Grant Program to assist members in improving their employee safety and general public liability loss control efforts through the purchase of training, equipment, or services; and

WHEREAS, the City of Eatonton desires to improve its employee safety training and to provide safety equipment for its employees which will improve safety for the employees and the general public alike.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Eatonton, Georgia that:

THE MAYOR OF THE CITY OF EATONTON IS AUTHORIZED TO MAKE APPLICATION FOR THE 2017 SAFETY AND LIABILITY MANAGEMENT GRANTS OFFERED BY THE GEORGIA MUNICIPAL ASSOCIATION. ADDITIONALLY, THE MAYOR IS AUTHORIZED TO SIGN CONTRACTS, LETTERS, AND SUCH SUPPORTING AND COLLATERAL MATERIAL AS SHALL BE NECESSARY FOR THE PROPER APPLICATION, RECEIPT, AND IMPLEMENTATION OF SUCH GRANTS AS MAY BE REQUIRED.

APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 1st day of August, 2017.

Walter C. Rocker, Jr., Mayor
City of Eatonton, Georgia

ATTEST:

Clerk, City of Eatonton, Georgia
RECOMMENDATIONS FROM THE HPC DESIGN REVIEW July 24th, 2017 TO CITY COUNCIL

On July 24th, the HPC reviewed an application for a Certificate of Appropriateness and our recommendations are listed below.

Application 2017-003: From Michele Bechtell 202 N. Madison Ave- Vernacular Cottage

Request:
1. The owners wish to install a wooden picket fence, 42 inches in height, on the northern border of their property, which will start, not at the sidewalk, but behind the large tree that sits on the boundary line between properties, and extend along the neighbor’s existing chain link fence to the telephone pole. The material will be wood and the pickets will be the same size as the front gate. At the present time there is not a plan to paint the fence, but it will be allowed to weather. There are also plantings that will further screen the fence in time.

Addendum:
1. During discussion at the review, the owners asked if it could be extended past the telephone pole to the junction of the neighbor’s backyard gate and fence that delineates the beginning of the neighbor’s backyard.

Recommendations and reasons: The HPC recommended APPROVAL of the application with the addition of the addendum.

The gate meets the height restrictions, being less than four feet in an area that is on the side of the property, but visible from the street. In addition, the owners are using wood material for the fence. The style and size of the pickets were discussed, with some board members encouraging the owners to consider a smaller picket that may be more appropriate for the house design. This house was moved to its present location from Hancock County and the style is more of a vernacular cottage with some Gothic elements, so the present style was acceptable to the majority of the board.

Lyn Romine  
HPC Chairman
Application for a Certificate of Appropriateness (COA)
to the City of Eatonton Historic Preservation Commission and City Council.

Property Address/Description: 202 N. Madison

Property Owner: Michele Bechtell / Pamela Hall
Note: if applicant is not the owner, written permission from the owner & the owners contact information must be provided.

Applicant/Agent Name: Same
Telephone(s): 706-340-8895
Mailing Address: 400 N. Madison Ave
E-mail: subchill@prodigy.net
Eatonton, GA 31022

Brief Project Description: Side picket fence, from street to telephone pole

Projected Start Date

Type of Project (check all that apply):
Construction
☐ New building   ☐ Addition to building   ☐ Minor exterior change
☐ Major building restoration, rehabilitation, or remodeling

Site Changes
☐ Parking area(s), driveway(s), or walkways
☐ Fence(s), or wall(s), ☐ Sign ☐ Mechanical systems
☐ Non-temporary site feature(s) (e.g. satellite dishes, pools, lighting, arbors, gazebos etc)

Demolition or Relocation
☐ Primary building   ☐ Outbuilding   ☐ Site feature

Applicant Signature:

Please see page 2 of application for additional data

OFFICE USE ONLY: Map/Lot #......................
HPC: Meeting Date: July 25, 2017
City Council: Meeting Date: Aug. 1, 2017

RETURN FORM TO CITY HALL 201 N JEFFERSON AVE, EATONTON, GA 31024
**IMPORTANT NOTE:** Work must be completed as presented and approved.

If modifications or amendments become necessary, such changes must be presented to and approved by City Council (via an HPC meeting) prior to beginning work on any aspect of said modification or amendment.

**DESIGN GUIDELINES**

The HPC uses the Secretary of Interior’s Standards and the Eatonton Historic Preservation Guidelines to make informed recommendations. Copies of the latter are available at City Hall or Planning and Development.

<table>
<thead>
<tr>
<th>REQUIRED MATERIALS for COA</th>
<th>PROJECT AND MATERIALS DESCRIPTION</th>
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</thead>
<tbody>
<tr>
<td>New Buildings and additions:</td>
<td></td>
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<tr>
<td>- Description of project</td>
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<tr>
<td>- Site plan</td>
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<tr>
<td>- Architectural elevations</td>
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<tr>
<td>- Floor plan</td>
<td></td>
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<tr>
<td>- Description of materials</td>
<td></td>
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<tr>
<td>- Photographs of proposed site</td>
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</tbody>
</table>

Major Restoration, Rehabilitation or Remodeling:
- Architectural elevations or sketches
- Description of project
- Description of materials
- Photographs of existing building

Minor Exterior Changes
- Description of project
- Description of materials
- Photographs of existing building

Site changes: parking, drives, and walks
- Site plans or sketch of site
- Description of materials
- Photographs of site

Site Changes: fences, walls, and other site features
- Site plan or sketch of site
- Architectural elevations or sketches
- Description of materials
- Photographs of site

Site changes: signs
- Architectural elevation or sketch
- Site plan or sketch
- Description of materials and illumination

**REQUEST FOR PHOTOGRAPHS**
As part of the application, I hereby grant access to the City of Eatonton Historic Preservation Commission and other agents of the City access to the property in question in order to take photographs (exterior only), if needed.

Signature................................................................Date...July 2, 2015

See [www.eatontonhpc.com](http://www.eatontonhpc.com) for additional information.