1. Call to Order: 7:00 PM

2. Invocation: Councilman William C. Mangum, Jr.

3. Approval of Minutes: *Attachment #1*

   *Public Hearing on Continued Use of Unmarked Vehicles – Tuesday, April 3, 2018*
   *Regular Council Meeting – Tuesday, April 3, 2018*

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 Authorize the Continued Use of Certain Unmarked City Vehicles *Attachment #6B*

   C. Discussion and Possible Action on Requesting Technical Assistance from the Middle Georgia Regional Commission in Preparing an Application for Rural Zone Designation *Attachment #6C*

   D. Proposed Intergovernmental Agreement Regarding the Use of Voluntary Alternative Dispute Resolution to Review and Revise the Existing Service Delivery Strategy *Attachment #6D*
7. Zoning:

8. Committee Reports:

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

9. Executive Session:

10. Motion to Adjourn:
City of Eatonton Public Hearing
April 3, 2018 at 6:45 PM
Putnam County Commissioners’ Meeting Room, #203
117 Putnam Drive
Eatonton, Georgia 31024

Elected Officials Present:
Mayor Pro-Tem Harvey (Chip) Walker, Jr.
Councilman Alvin Butts
Councilman James A. Gorley
Councilman William Mangum, Jr.
Councilwoman Janie Reid

Elected Officials Absent:
Mayor Walter C. Rocker, Jr.
Councilwoman Teresa Doster
Councilman Charles R. Haley

Staff Members Present:
City Administrator, Gary Sanders
City Attorney, Christopher Huskins
City Clerk, Sarah Abrams

Mayor Pro-Tem Harvey (Chip) Walker, Jr. called the April 3, 2018 Public Hearing on the continued use of certain unmarked city vehicles to order at 6:52 PM.
City Administrator Sanders advised the Official Code of Georgia §36-80-20 allows cities to expressly exempt the marking of public vehicles by adopting a resolution following a public hearing. The purpose of this hearing is to gather input from the public on the matter.

Mayor Pro-Tem Walker asked if anyone signed in to speak at this hearing. Mr. Sanders advised that no one signed in to offer public comments on the continued use of certain unmarked City vehicles.

Mayor Pro-Tem Walker gave the final call for the public to discuss or make comments during the hearing.

There being no response, Mayor Pro-Tem Walker closed the Public Hearing at 6:58 PM.

__________________________
Mayor Pro-Tem Harvey (Chip) Walker, Jr.

ATTEST:

__________________________
Sarah E. Abrams, City Clerk
City of Eatonton Council Meeting
April 3, 2018 at 7:00 PM
Putnam County Commissioners’ Meeting Room, #203
117 Putnam Drive
Eatonton, Georgia 31024

Elected Officials Present:
   Mayor Pro-Tem Harvey (Chip) Walker, Jr.
   Councilman Alvin Butts
   Councilman James A. Gorley
   Councilman William (Bill) Mangum, Jr.
   Councilwoman Janie Reid

Elected Officials Absent:
   Mayor Walter C Rocker, Jr.
   Councilwoman Teresa Doster
   Councilman Charles R. Haley

Staff Members Present:
   City Administrator, Gary Sanders
   City Attorney, Christopher Huskins
   City Clerk, Sarah Abrams

Mayor Pro-Tem Harvey (Chip) Walker, Jr. called the April 3, 2018 Council meeting to order at 7:00 PM.

Invocation was given by Mayor Pro-Tem Harvey (Chip) Walker, Jr.
Motion was made by Councilman Mangum and seconded by Councilman Butts to approve the minutes from the March 14, 2018 Special Called Council Meeting. Motion carried by a unanimous vote of 4-0.

Motion was made by Councilman Gorley and seconded by Councilman Butts to approve the minutes from the March 19, 2018 Regular Council Meeting. Motion carried by a unanimous vote of 4-0.

Public Comments: None

Reading of the Rule for Public Comments: Omitted

Old Business: None

New Business:

Proposed Resolution to Appoint Members to the Downtown Development Authority
Attachment #6A
Motion was made by Councilman Gorley and seconded by Councilman Mangum to approve the proposed Resolution appointing members to the Downtown Development Authority and also, authorize the Mayor to sign the resolution. Motion carried by a unanimous vote of 4-0.

Downtown Development Authority Board Members Appointed
Teresa Doster, Chairperson – term of four years to expire on May 31, 2022
Scott Reaves, Board Member – term of four years to expire on May 31, 2022
Steve Sinclair, Board Member – term of four years to expire on May 31, 2022
Lisa Jackson, Board Member – term of four years to expire on May 31, 2022
William Cooper Rainey, Jr., Board Member – filling unexpired term ending on June 30, 2020

Discussion and Possible Action on Requesting Dynamic Speed Feedback Signs on SR 24 Bus. / US Bus. 441 Attachment #6B
City Administrator Sanders requested authorization to send a letter to the Georgia Department of Transportation (GDOT) requesting the installation of two Dynamic Speed Feedback Signs on SR 24 Bus. / US 441 Bus. These signs have been shown to reduce speed by 10 – 20%. Once a response is received from GDOT outlining any terms or specifications, Council will consider final approval before the signs are installed.

Motion was made by Councilman Mangum and seconded by Councilman Gorley to approve sending a letter to GDOT requesting the installation of two Dynamic Speed Feedback Signs on SR 24 Bus. / US 441 Bus. and authorize the Mayor to sign. Motion carried by a unanimous vote of 4-0.
Discussion and Possible Action on ACH Origination Agreement Attachment #6C
Motion was made by Councilman Mangum and seconded by Councilman Butts to approve the ACH Origination Agreement with the Farmers and Merchants Bank. Motion carried by a unanimous vote of 4-0.

Zoning: None

Committee Reports:
Motion was made by Councilman Gorley and seconded by Councilman Mangum to pay the bills if and when the funds become available. Motion carried by a unanimous vote of 4-0.

Councilwoman Reid discussed donation collection boxes located in parking lots in the City. City Administrator Sanders advised that City Marshal Dianne Veal and himself continue to pursue this issue. City Attorney Huskins advised that City Marshal Veal needs to talk to the property owner; they gave permission or signed an agreement with the collection box vendors. If the vendors will not clean up around their collection box, then the property owner needs to be given a citation.

Councilwoman Reid advised talking with Fire Chief Hubert about water problems with hydrants in the Butler Baker School area.

Councilwoman Reid talked about securing grants for other projects within the City.

Councilman Mangum advised there are some items referenced in the letter from the auditor which Council needs to address.

Councilwoman Reid asked if SPLOST had a line item in the budget to purchase a tanker truck. City Administrator Sanders advised there are line items in SPLOST # 7 and #8. We are waiting on the funds to build up for this purpose and plan to move on this purchase soon.

Councilman Gorley thanked Fire Chief Eugene Hubert, Eatonton Fire Department, Putnam County Fire Department, and the State Forestry for their quick response and for containing the fire at the old Butler Baker School property.

City Administrator Sanders reported that our contractor is finishing up the City’s LMG project this week in the Loblolly/Sams Way area. Crews began work today and will finish in the next few days, depending on the weather.

Council is invited to attend the grand opening of Cosmo Cabinets on Wednesday, April 11 from 10:00 AM – 12:00 PM. Please let me know if you will attend so I may RSVP for you.

We are finalizing quotes on options for the replacement of our phone system and plan to present options to the Finance and Personnel Committee soon.
Please remember the Craft Beer Festival next Saturday, April 14 from 1:00 PM – 5:00 PM at the Cotton Warehouse. Eatonton Main Street is one of the sponsors of this event. Also, the Artisans Village will hold a Plein Air/Paint Out event in conjunction with the event beginning at 10:00 AM.

City Administrator Sanders also advised he will be taking a day of vacation leave on Thursday, April 5.

Clerk Abrams reminded Council members to submit their Personal Financial Disclosure Statement for calendar year 2017. Also, Abrams advised taking vacation leave in the month of April.

Mayor Pro-Tem Walker asked if there was any other business to be discussed before he called for the adjournment.

Motion was made by Councilman Mangum and seconded by Councilman Gorley to adjourn. Motion carried by a unanimous vote of 4-0.

Meeting adjourned at 7:30 PM.

Mayor Pro-Tem Harvey (Chip) Walker, Jr.

ATTEST:

Sarah E. Abrams, City Clerk
Downtown Eatonton

Revitalizing Our Downtown

P.O. Box 4384 Eatonton, GA 30214  706.749.9150
A 501-c-3 Non-Profit Corp. Designated by the Georgia Dept. of Community Affairs for the City & County

Report for City Council Meeting Monday April 16 2018 - March 2018 Recap

Organization

I was able to confirm that for now Tommy Cook would be remaining Chair of Main Street-Downtown Eatonton.

The Board voted to add Colby Hunter to the Main Street-Downtown Eatonton Check book signatories as Treasurer.

I attended the National Main Street Conference in Kansas City.

Eatonton Main Street attained accredited Classic Main Street status.

Promotion

The Community Easter Egg Hunt was held at the Recreation Dept. on Saturday March 24 and was a great success.

I promoted Pi(e) Day, Georgia Small Business Week and the Community Easter Egg Hunt.

I met with both Stew Aaron and Dan Lowery about submitting the Eatonton Cotton Warehouse for the Georgia Cities Foundation Renaissance Award.

Design

Kim Joris of the Folk-Art Emporium submitted her Façade Grant application which was accepted.

The plants have been ordered for the planters but will not arrive until after April 10 due to last day of potential frost.

Economic Vitality

I met with Tammie Joiner regarding the opening of Frilli Frocks.

I met with Ben Payne regarding the outdoor seating expansion of The Frisk Pub.

Sapphire Hair Studio are continuing to add new staff members and more of an expansive range of services.

I met with Greg Boike from the Middle Georgia Regional Commission and Tonya Mole from the Department of Community Affairs regarding proposed options for the expansion of the Opportunity Zone in the Downtown.

Summary

There are several façade grant applications with Downtown businesses that are yet to be submitted.

Cucos Mexican Restaurant and The Frisk Pub are continuing to seek job applicants.

I will be submitting my findings of the National Main Street conference separately.
RESOLUTION

A RESOLUTION by the Council of the City of Eatonton, Georgia, to authorize the continued use of certain unmarked City vehicles and for other purposes.

WHEREAS, the Official Code of Georgia §36-80-20 allows cities to exempt the marking of public vehicles; and

WHEREAS, a public hearing was held on April 3, 2018 to gather public input on exempting the marking of certain public vehicles; and

WHEREAS, the Council of the City of Eatonton, Georgia, finds that City provided vehicles driven by the Mayor and City Administrator are a necessary part of promoting good government services without causing conspicuous acknowledgement of their observation of public work and conditions in Eatonton, Georgia.

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


APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 16th day of April, 2018.

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

ATTEST:

__________________________________________
Clerk, City of Eatonton, Georgia
April 17, 2018

Ms. Laura Mathis
Executive Director
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, Georgia 31217

Dear Ms. Mathis,

Please allow this letter to serve as an official request for technical assistance in preparing an application for 2019 Rural Zone Designation.

The contact person for this project is City Administrator Gary Sanders, who may be reached at (706) 485-3311.

Thank you for your assistance in this matter.

Sincerely,

Walter C. Rocker, Jr.
Mayor
Rural Zones

Revitalizing Georgia’s Rural Downtowns

The Rural Zone program targets rural downtown areas that have been adversely impacted by local economic conditions by creating Rural Zones and offering economic development incentives. It differs from other programs at DCA which provide technical assistance and access to capital because it would establish an incentive program to stimulate investment, job creation, and economic development. It also adds in retail opportunities, which are currently excluded from job tax credits. Further, multiple sources can benefit – for instance, a single new coffee shop might provide job tax credits for the local business owner, an investment credit to an urban investor and a rehabilitation credit to a local contractor.

The Job Tax Credit (JTC) will be $2,000 per new full-time equivalent job per year, up to 5 years and not to exceed $200,000 total or $40,000 per year. New full-time equivalent job means an aggregate of employee worked hours totaling 40 hours per week between two or more employees. At least two net, new full-time equivalent jobs must be created to qualify. This credit is for the small business owner who opens a storefront and creates jobs.

The Investment Credit is equivalent to 25% of the purchase price, not to exceed $125,000 total or $25,000 per year. At least two net, new full-time equivalent jobs must be created and maintained to qualify for the investment credit. This credit is for people who purchase a building downtown and cannot be taken unless jobs are created and JTC is taken.

The Rehabilitation Credit is equivalent to 30% of the qualified rehabilitation, not to exceed $150,000 total or $30,000 per year. At least two net, new full-time equivalent jobs must be created and maintained to qualify for the rehabilitation credit. This credit is to offset development costs associated with the rehabilitation of a certified investor property.

Similar to other incentive programs (i.e., Opportunity Zones and Tourism Development Act) this program will be the joint responsibility of the Georgia Department of Community Affairs and the Georgia Department of Economic Development. Both Commissioners will jointly review Revitalization Zone requests, and DCA will administer the program for approved areas.

Eligibility requirements:

- Cities and counties with a population of less than 15,000
- Must have a concentration of historic commercial structures at least 50 years old within the zone
- Must prove economic distress based on poverty rate, vacancy of the downtown area, or blight.
- Must be in compliance with the state requirements regarding comprehensive planning and reporting, Service Delivery Strategy, Government Management Indicators (GOMI), and the Report of Local Government Finances.
- Must submit a feasibility study or market analysis identifying business activities that can be supported in the zone
- Must submit a master plan or strategic plan designed to assist private and public investment
INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF EATONTON,
GEORGIA, AND PUTNAM COUNTY, GEORGIA, REGARDING THE USE OF
VOLUNTARY ALTERNATIVE DISPUTE RESOLUTION TO REVIEW AND REVISE THE
EXISTING SERVICE DELIVERY STRATEGY

WHEREAS, the Service Delivery Act, O.C.G.A. § 36-70-20, et seq., requires each county and all cities located therein to develop, approve, and implement a service delivery strategy that specifies the manner in which all local governmental services will be provided and funded; and

WHEREAS, the Service Delivery Act also requires the periodic review and revision of service delivery strategies upon the occurrence of any one of the six conditions specified in O.C.G.A. § 36-70-28(b); and

WHEREAS, the Department of Community Affairs ("DCA") previously informed Putnam County (the "County") and the City of Eatonton ("Eatonton") that their existing Service Delivery Strategy ("SDS") had to be reviewed and revised if necessary prior to 2018, based on the updates to the Comprehensive Plan, which is a triggering condition provided for by O.C.G.A. § 36-70-28(b)(1); and

WHEREAS, the County and Eatonton have been engaged in deliberations to review and revise the existing SDS since ; and

WHEREAS, the County and Eatonton have been unable to reach an agreement that resulted in the approval of a revised SDS;

WHEREAS, the County and City recently approved an extension for the existing SDS through and including , 2018;

WHEREAS, the County and City must complete their deliberations to review and revise the existing SDS prior to that date in order to avoid the imposition of sanctions provided for by O.C.G.A. § 36-70-27;

WHEREAS, O.C.G.A. § 36-70-25.1(c) requires the use of some form of alternative dispute resolution when a county and city are unable to reach an agreement on a service delivery strategy prior to the imposition of sanctions provided for by O.C.G.A. § 36-70-27;

WHEREAS, the County and City desire to participate in mediation as the form of alternative dispute resolution and agree that the provisions of the Agreement shall govern the procession of such mediation;

NOW, THEREFORE, in exchange of the mutual promises covenanted herein, the County and City agree as follows: the above preamble is incorporated here.

1.) Within ten (10) days of the execution of this Agreement, the County and City attorneys shall agree on the selection of a mediator. In the event the County and City attorneys cannot agree on the selection of a mediator, they may resolve by allowing the selected
mediator of each attorney to agree upon mediator, not including themselves. The County and City agree to be bound by this choice.

2.) The Mediation shall commence within thirty (30) days of the appointment of the mediator referenced in Paragraph One (1) above. With input from the County and City attorneys, the mediator shall schedule such sessions as necessary. A quorum of the elected officials for both the County and the City shall attend each mediation session.

3.) At least ten (10) days prior to the beginning of the first mediation session, the County and City must make a determination regarding the geographic area where a service is provided, who is benefitted by the provision of such service, and who should pay for the provision of the service. This determination must be memorialized in writing on the forms provided by DCA for the submission of a revised service delivery strategy and given to the mediator.

4.) The mediator shall review the forms submitted by the County and City. If the County and City are in agreement on a particular service, then the mediator shall inform the County and City of this fact at the beginning of the first mediation session and there shall be no need for the County and City to review such items that are already agreed to during the mediation. However, the mediator shall list all services, whether agreed to or not, in their mediation report as being addressed in the mediation.

5.) With respect to the services where no agreement has been reached between the County and City prior to the first mediation session, the structure of review during the mediation sessions shall proceed by the mediator going through each of the remaining proposed agreements presented in advance by the County and City one by one to determine whether there are any agreements each side can accept after further negotiations. The order of review for the proposed agreements shall proceed by going through the services that are the subject of such proposed agreements in the following categories insofar as possible, to wit: services that are provided countywide; services that are provided by the City within the City only; services that are provided by the County within the unincorporated area of the County only; and services that are provided by the County or City in areas that do not coincide with the geo-political boundaries of the incorporated or unincorporated areas of the County.

6.) At the conclusion of the mediation, the mediator shall prepare a detailed report that documents which services were agreed to by the County and City, which services will need to be decided by the Court, and list and state that all services were addressed at mediation.

7.) The County and City further agree that the mediation contemplated by this Agreement shall take the place of the Mandatory Mediation provided for by O.C.G.A. § 36-70-
25.1(d)(1) should the County and City need to petition the Court for judicial resolution of their SDS. Further, all parties agree to request that the sanctions provided for by O.C.G.A. § 36-70-27 be held in abeyance by the judge until the matter is resolved.

8.) The mediator shall also determine whether the County, City, or both, negotiated and participated in good faith, and, if not, then the mediator shall note this in the report along with the service or services for which a party refused to negotiate in good faith.

9.) The cost of the mediation shall be split according to the population reflected in the last decennial census.

BE IT SO AGREED this ____ day of _____, 2018.

AS TO PUTNAM COUNTY, GEORGIA

____________________________
Chairman of the Board of Commissioners
Putnam County, Georgia

ATTEST: __________________________
County Clerk

APPROVED AS TO FORM:

____________________________
County Attorney

AS TO THE CITY OF EATONTON, GEORGIA

____________________________
Mayor, City of Eatonton, Georgia

ATTEST: __________________________
City Clerk

APPROVED AS TO FORM:

____________________________
City Attorney