

MINUTES
WALNUT GROVE CITY COUNCIL MEETING
THURSDAY FEBRUARY 11, 2016

Present at Meeting:
Mayor Lamar Lee
Kevin Shultz
Carol Witcher
Wayne Dimsdale

I. CALL TO ORDER

Meeting called to Order by Mayor Lee

II. INVOCATION

Invocation given by Joe Reitman

III. PLEDGE OF ALLEGIANCE

IV. AGENDA APPROVAL

The Clerk stated the agenda need to be amended to include a Variance Hearing and a demonstration from Water Odyssey.

Motion to Amend Agenda by Wayne Dimsdale, Seconded by Kevin Shultz, Motion Passed. Joe Reitman stated, Madam Clerk the legal on this Variance has already run as required by law. Isn't this correct? The Clerk confirmed it has been published.

V. VARIANCE HEARING – Dollar General

Mayor Lee turned the meeting over to Joe Reitman to conduct the Variance Hearing.

The request from Dollar General is to change the number of parking spots and buffer of evergreen trees instead of a fence on the backside. Jimmy Parker said to be in compliance with the Downtown Overlay Dollar General would be required to have their building be three sides brick, variable color accents (council has handouts in front of you), windows will have shutters, monument sign out front and channel letters on signage. Joe Reitman continued we are in a public meeting that has been advertised and the audience has been instructed if they have questions to ask, pro or con. Ladies and Gentlemen if you wish to be heard please come forward and ask any questions, pro or con. Yes sir? I am Jason Fritz the developer, I appreciate your time, not much to add Dollar General is excited about being here, we will generate sales tax, bring jobs, and be a convenience to your community. I am available for questions. Joe Reitman said Thank you sir, we appreciate it. Carol Witcher asked him, how many parking spaces? 31, is that standard within your company? Jason answered; Dollar General has a minimum of 30. Carol Witcher - Is this a large building or one like the one on 81? Jason answered, like the one on 81. Wayne Dimsdale asked did the DOT

ok the entrance. Jason answered, the DOT doesn't have a say because it is already there. There is already a decel lane in place. We will share the drive with Waffle House. Carol Witcher asked if there are set hours or times when trucks can come in and deliver and unload. Jason answered her; Dollar General has one big semi truck that comes one time a week. They usually come on Saturday or Sunday. Other vendor trucks like Frito Lay and Coke will come at other times. Jason replied I don't have a say about that.

Joe Reitman, under your ordinance certain standards are to be reviewed and findings are as follows: that there are extraordinary and exceptional conditions with this property in question because of size and shape that would create a hardship. I think Jimmy Parker looked at the issues and made a determination that the variance requests are reasonable and are reasonable to me that conditions are peculiar to this property and he knows this property. It is situated a little differently than your average parcel. The variance and this is probably one of the more important ones, the variance if granted would not cause substantial detriment to the public good, nor impair the purposes or intent of the ordinance I think Jimmy has looked at these issues and I have looked and staff and don't find any problems that this would create. The proposal is consistent with the construction design standards and criteria adopted by the city and I believe it is not a request to permit a use not permitted by right or condition in this district. This is a commercial zoning for commercial use. The variance is a minimum variance that will make possible an economically viable use land filter structure. This is not an outlandish or outrageous request but reasonable. The variance is not to change density. I don't see that as being an issue or a problem so it appears from a reasonable standard that and I will cite this so we will have this in the record. At this point and time unless there are further questions this hearing is closed and Mayor and Council it is before you for a motion to grant or deny.

Wayne made motion the variance be accepted, Kevin Shultz seconded the motion, Motion passed.

Joe said I appreciate having the variance hearing first so the citizens can see their local government in action.

VI MINUTES APPROVAL

Wayne Dimsdale made a motion the minutes be approved, Carol Witcher seconded the motion, Motion Passed

VII PUBLIC COMMENT

Mark Moore President of the Walnut Grove Lions Club

We would like to offer our services in adopting the Parkway. We would like to see what we can do as a volunteer organization for the City of Walnut Grove. He handed out a letter to the council and explained what they might be able to do to help with the Parkway.

The Mayor asked, Joe Reitman, is there anything we need to do with this? Joe Reitman - As a volunteer organization I don't think we need anything but I will look into seeing if we need

anything in writing. I will let you know tomorrow. If anything, it would address safety. Mark Moore stated as a member of Lion's Club they have insurance with the Club.

Joe Reitman - We might come up with safety measures we would want volunteers to adhere to.

VIII PUBLIC WORKS REPORT

Given by: Public Works Director Alan Barton

As you know we had a lot of excess rain and several problems with water ponding up in the road and ditches overflowing with debris. All this is taken care of and the roadways are cleaned up. We have been clearing a lot of debris hanging in the road. The Sewage Plant is completed and they just have a few loose ends that need to be tied up. Me, Precision and the Mayor need to look and see before they get out of here what they need to fix. We are ready for the new growth to come in and hook on. We have a few things we need to look at in the next couple of weeks. The electrical building at the shop has got to have a new roof. The concrete building needs a new top and needs to be fixed up. It will cost between \$4,500 and \$5,000 to put sides on and a new roof. Mayor Lee stated that building leaks like a sieve when it rains. Alan Barton, yes it is to the point we have to do something. We can't overlook this anymore. Wayne Dimsdale - what are we talking about? Putting on the walls? Alan Barton - I will frame it up and put hardy plank on the sides and a tin roof. Wayne Dimsdale - will you use pressure treated lumber? Alan - not on the inside since it will be covered up. Wayne Dimsdale - we have termites that are pretty good about bypassing that and going for the good stuff. Alan Barton - there are other buildings that don't have it, the concession stand for one. This will be 4 inches off the ground. I don't think there will be a problem. Also on the side of the shed where the trucks and tractors stay sometimes we have to work three hours to get out what we need. We could put on a 16' or 20' add on to the shed. Then we could put the signs under there. We would not have to move any fences. It would probably take \$2,500 – \$3,000 to make a nice shed there. We could go in the back gate and put stuff in there. Either that or we will have to dig up and waterproof that wall. It is not as big a need like the electrical building. Carol Witcher - when do you anticipate coming back with a price for us? Will you come back later and asked for this? Mayor Lee - on the electrical building we are looking at \$5,000.00. Wayne Dimsdale - do we need to make a decision tonight. Alan - that is up to you. It is long overdue. We have a little time before grass season starts. Wayne Dimsdale - we could go ahead and appropriate the funds so he could start before the next meeting.

Joe Reitman said let's get a motion to add these improvements to the agenda. Wayne Dimsdale made a motion to add these improvements to the Agenda, Kevin Shultz seconded the motion, Motion passed.

Now we can discuss this. As long as it is time sensitive.

Wayne Dimsdale made a motion to do the work but not to exceed \$5,000, Kevin Shultz seconded the motion, motion passed.

Alan Barton continued, otherwise everything else is good. Finally got the library sign fixed. Also the gutter that fell off the library. I fixed the facial board. I had a time finding a gutter man to match what was there. We were supposed to have three estimates come in. One didn't show, one didn't come and I got one for \$450.00. Mayor Lee stated J&J Gutters brought in one around a little over \$500.00. Mayor Lee - we won't need a vote on this because it is under the limit which I can approve.

As far as I know we can wait until next month to cover any other issues. There will be a few more things as far as maintenance equipment as spring is coming. We have come a long way in the last two months with the sewer plant. Any questions? Thanks Alan

IX PUBLIC COMMENTS CONTINUED

LISA WHITEHEAD with Walnut Grove Elementary School – STEPHANIE MONCRIEF WILL SPEAK FOR US

We have boys on the archery team going to State. As a title one school we have never gone to State before. We need travel expenses and uniforms. There are 23 students going to State in Perry, GA. Two coaches and one to two parents for every child and some grandparents. Does the Council have questions? Carol Witcher - what are you expecting in overall costs? Lisa - Between \$2,750 and 3,000. Carol - Are you going to do any fund raisers? Lisa - I am the president of the PTO we are in the process of raising an electronic sign for the school. Having extra money for this is not a possibility. The money that is budgeted is already allocated for other things. There is only \$700 and the school has not offered any help. Carol Witcher - have you asked any civic organizations? Lisa Whitehead - No we went to Malloy's and got \$25.00. We are in the process of fund raising. Wayne Dimsdale - you might want to talk to the Masonic Lodge too. Stephanie Moncrief - we have a person at the school who knows someone at the Masonic Lodge. Wayne Dimsdale - how much did we donate to the Pink Out? The Mayor - we gave \$500. We might could switch out from that to the archery team. Open for discussion. Carol Witcher - we need to offer something since they are from this community. I feel like these children need to see when they work hard they are rewarded. As a retired educator I appreciate it. I think we should take it to heart and see what we can do. I don't want to drop the Pink out. As a breast cancer survivor I don't want to drop it. It is a good think for young girls to participate. I would not vote to close that down. Joe Reitman - in order to give money to an organization the City should get consideration out of it like our logo on a banner, t-shirt etc. We might can strike a balance between these two. A certain number of dollars for each. Wayne Dimsdale - I wasn't trying to leave out the Pink Out but trying to see what we can do. I know we have a \$1,000 limit. Ms Moncrief - whatever you can do we would appreciate. Wayne Dimsdale - it is kind of hard to know where we are. Kevin Shultz - Mr. Mayor I would like to leave it in your discretion.

Mayor Lee - Ms. Moncrief and Ms Whitehead he would let her know what we can do. He had the archery team stand and be recognized. They came forward for a picture.

WATER ODESSY PRESENTATION – SCOTT GREEN

Thanks for allowing me to visit. This was put together hastily.

Mayor Lee said to the public – this is a splash pad for the kids to play on. We are going to see if we can do this. Wayne Dimsdale stated if we can do this it will be for kids coming from all over from different counties.

Scott Green - We do see this as a destination for visitors from several counties. Great southern recreation will do about 250 plus commercial playgrounds this year. About 50 of these will be splash pads. We specialize in custom build. We start with premise and what you want to accomplish. Then we design from there and around your budget. Going through this handout. We are manufactured in TX. Made in the USA is important. The majority of splash pads made are in Canada. If you used them you could wait a considerable time on parts if you needed them.

Two systems to consider, recycled or potable (less on the front end with potable).

With the recycled you would have concrete with the piping underneath there would be cost of water and cost of sewer plus chemicals and maintenance. The recirculation method would be more cost on the front end and you will have chemical and maintenance costs.

Going back to Mr. Dimsdale, attracting people we have lots of municipalities that shut down and are used for rental parties. Carol Witcher - what is the standard cost? Scott Green - there is no standard. You base it on the number of kids you expect to come and play. You can spend from \$25,000 to a million and a half.

Again it depends on the load you expect and how you want to flow your water. Also it depends on your custom features. Carol Witcher, so if you are looking at 10 features etc.

Scott replied it will depend on the water flow and custom features. We could look at your budget and change it to meet what you need. You can add and change features without digging up concrete.

Some customers have thought they could have local contractors put in PVC pipe. But without the controllers we install the water bill will be astronomical. I would caution on the design side. Wayne Dimsdale - We would get with you to see where we want it and help to design it.

Scott Green - You would give us a square foot area and a budget and then I would give you a price. Carol Witcher - I have lots of questions. Are we going to have to hire people to be there? Scott Green - No you don't have to have someone there. The liability to the city goes down from what a pool would be. No standing water. From a safety stand point there is no reason to monitor that site. A maintenance person would spend an hour about every 3 days. The recert system would require an hour a day. Checking the balance of chemicals. Every bit of water pouring on a child's head would be coming back from the treated water. Carol Witcher - should it be fenced? Scott Green - The majority of the systems we have are not fenced and locked. From a vandal stand point, unless you have someone tagging..... Mayor Lee - this park is wide open all the time. Wayne Dimsdale - are the majority out in the open? Scott Green – Yes, we have shaded some. Wayne Dimsdale - I thought we might have to put a roof over this thing to

keep pine needles out. Carol Witcher - who would be running, will we need sewage? Scott Green - If you go with the potable it would have to be flushed with the sewage system.

Scott Green - it is just according to the run off. It is self contained. But all the water has to be checked, for bacteria ... Alan Barton - we don't have sewage here. Scott Green - You would have to maintain your chemical balance. Alan Barton - pretty much like a pool. When you have kids they will urinate and it will have to be checked. It would have to be 7 days a week. It would have to be flushed and winterized during the winter. Scott Green - Operation would be with the controls and computer system. You can control how often it sprays. You can decide when "Johnny steps on this control it will only run 3 minutes". 1,000 gallon tank is normal. In construction there will be a slop in the concrete to pull the water back in. The shape can be designed however you want. Alan Barton – In a 50 ft circle how many spouts would you have? Scott Green - as many as one or 30 or 40 if you want. It all depends on the function too. Plan for the future features. These would pop up like a sprinkler heads? Depending on the feature that is used the can or anchor can go anywhere from 5 to 7 inches in the ground. Alan Barton - What about evaporation? Do you have to add water? Scott Green - You would have to maintain the water. You have an automatic water valve that would add water when it is needed.

Mayor Lee – Scott you just get us a number and we can get all this later. Mark Moore asked if a septic tank system would handle it. Scott Green – No, a sewer system would.

Thanks you

X. FINANCIAL REPORT

The Clerk provided the February financials for all accounts.

XI. CLERK'S REPORT

The Clerk reported a total of 25 citations issued. 24 of the citations were issued by Walton County Sheriff's Office and 1 was issued by Georgia State Patrol. There were 26 business licenses renewed and one new business license issued. There were no permits issued and no pavilion rentals or ball field rentals.

XII. CODE ENFORCEMENT – In bed with the flu.

XIII. MAYOR'S REPORT

We were asked about the posts at the High School into Guthrie Cemetery, Walton County Traffic Department installed them. It was a safety matter. Kevin Shultz - but that was our city street and we were not consulted. Are they going to maintain it? Mayor Lee - yes they will maintain them.

The Walnut Grove Lion's Club has placed a receptacle for your used eye glasses. If you have glasses you don't use, bring them up to City Hall.

As you know we are close to the completion of the sewage system. The phones are staying pretty hot. People are calling about how to rezone property.

Arbor Day Program - Carol is working on that and she will let us know when she has it planned.

Also we had a gentleman who had been here for many years who passed away this week. Marvin Russell. Carol Witcher - He wrote the book here. Mayor Lee - yes he gave me a copy and it is at City Hall. His funeral will be tomorrow at 11:00 at Tim Stewarts.

XIV. OLD BUSINESS

None

XV. NEW BUSINESS

Mayor Lee – We need to adopt our hazard mitigation plan

CAROL Witcher moved to adopt the hazard mitigation plan Wayne Dimsdale seconded the motion, Motion passed.

McWit Creative Works

Owner: Maxine McClanahan

I am the Webmaster for city of Walnut Grove. Regarding the contract between us, I placed a bid in 2007 to set up maintenance and implementation at \$50.00 per month.

But I do this at cost. Since being on with you we revamped the website at cost and since then I did one on my own which is a responsive site at no charge to the city. I have retained my \$50 per month. I am asking for \$60 per month to continue serving the city or if you would like to put out for bids. Joe Reitman stated, we bid last time before I started in 2008. The next issue is, do this on the next agenda.

Kevin Shultz stated, since it is an increase I am satisfied with what we have and not have an interruption in services.

Joe Reitman - We will put it on next month's agenda.

Maxine McClanahan - If you have questions please call me.

XVI. DISCUSSION ITEMS

none

XVII. COUNCIL COMMENTS

Wayne Dimsdale – I'm really proud of our boys who came in here tonight. A people adopting our road to keep it up. That's a God send. As we go into our future with the Sewer System we will have more coming up with that coming. We will have to work together to get things done

Kevin Shultz - Congratulations on the elementary school going to State. The High School went to State too.

Carol Witcher - I just want to thank everyone for coming. It boils down to this, is your city. I would like to see the room filled up. I applaud everyone that came. I like it when I see young folk excelling. It is always my hope and dream that when they excel they will come before the

council so they can be recognized. It is our goal that these young folk know we are proud of them. I take it very strongly I was elected without opposition. As Mayor Pro-tem I would like to spread the word to come out and be involved. This room should be overflowing every second Thursday. We had a work session so we could make presentations that would be of interest to the citizens.

Joe Reitman – Excellent Meeting

XVIII. ADJOURN

Kevin Shultz made a motion to adjourn Wayne Dimsdale seconded the motion, Motion passed
Meeting adjourned at 8:17 pm.

Approved by the Mayor and Council this _____ day of March, 2016.

Mayor Lamar Lee

Katherine A. Glass, Clerk