CITY OF OGLETHORPE

OGLETHORPE CITY HALL

115 CHATHAM STREET

COUNCIL MEETING

JULY 13, 2023 – 6:00PM

**Call to order:** 6:00PM

Council and Dept Heads in Attendance: Mayor Hill, Mayor Pro-tem Cross, CM Daniels, CM Coogle, CM Mahone

Council absent: CM Harrison

\*\*\*Motion to move into Executive Session to discuss personnel issues made by CM Mahone, 2nd by CM Daniels, AIF

\*\*\*Motion to return to Regular Council Session made by CM Cross, 2nd by CM Coogle, AIF

Introduction of new Oglethorpe Officer Avery Cruthirds from Warner Robins, GA. He represented the City of Oglethorpe at the funeral for the Cordele fallen officer this past week.

**Pledge of Allegiance:**

**Invocation:** CM Cross

**Approval of Agenda:** Motion to accept the Agenda as provided with the addition of lines 7 & 8 under New Business made by CM Coogle, 2nd CM Daniels, AIF

**Approval of Minutes** from June 1, 2023 Regular Council Session and June 29, 2023 Work Session motion made by CM Cross, 2nd CM Coogle, AIF

**Recognitions of Guest(s)**: Glennice Dugger, Spring Rosati, Brenda Harvey, Carol Southard

**New Business:**

1) Glennice Dugger – trash charges for The Meal Ticket - absent

2) Spring Rosati – The Literacy Council (water) - absent

3) Brenda Harvey – CDBG Housing Grant – I want to find out what’s going on with the housing grant because I couldn’t get in touch with her so I have to go through Melissa to get in touch with her. She said their contractor and your contractor (inaudible). The contractor said he could do the things Ms. Carol said, but there were other things that needed to be done. I asked him why don’t you let her know that. Because you going to do what she said needed to be done, but I have other stuff that needs to be done. Because she’s never been to the house. She took these pictures in 2021 of the surface issues of my house, but never pictures of the problems in my house. So, she needs to come take pictures of the problems. I have had 3 contractors since then and they have all said they are not going to do that work. I need doors, steps, and under the sink. Tub and all that and that’s not what she got. It don’t look like that now. She said she took pictures in March of 2022. She did come to my house in March and she asked me to write a letter stating what I needed done. (shows council the letter). These are pictures I took on July 10, 2023. When she came in 2021, these are the things I was telling her about. All that can’t be done for $15K. CM Mahone – so the contractor stated he would do what was on the list and that he would come back and contract with you for the other. Ms. Harvey – yes. If I had money to do that, I wouldn’t ask for the grant. And then he’s not giving me a choice of what I want in my house. He’s going to pick what I need. I told him I don’t want no particle board, that’s my problem now. Why would you give me the same thing? CM Mahone – But he will fix it and turn around and contract it back out? Ms. Harvey – yes. CM Cross – Ms. Carol, would you like to respond? Carol – I was at her house when those pictures were taken in March of 2022. We must go inside and out which those pictures show. I did a work write up. That is the work write up that we give to our contractors. All of our contractors know and I have told them, that other items that need to be done will be done will be done under change order. I have the list right here, but things on this list on the work write up I have. The floors in the kitchen, the den, the bedroom and bathrooms. All floors that she’s asking for. I do not see anything wrong with the tubs. They have to be cracked or split or something. I didn’t see any of that. If they are functional. The same thing with the painting the ceiling and the walls. We don’t do that. There is a spot and you will see in the pictures and I put in the write up \_\_\_\_\_\_\_, but there’s no need. We’re not going to go in there and paint all of the ceilings. There’s nothing wrong with those ceilings. There’s not big gapping holes. When we go in and do stuff like that, it’s because there is damage, but we are not going to go in there to paint just to paint. We can’t. It’s considered a general property maintenance. The same as painting the walls. If we aren’t fixing any of the walls, then we don’t paint them. The grant doesn’t do that. We don’t do ceiling fans, that’s a general property maintenance. CM Mahone – So the water damage from the corner there, where it leaks the reason why isn’t water damage? Carol – In the write up it says to repair the leak in the shower. The water damage on the ceiling and the next picture shows the shower head and you see the damage, in the write up you will see it says to repair the leak in the shower. If there are other issues, like she said the first contractor went over there, and he told me “Carol, she really does need a rear door”. That is fine. That is something that we need to do under change order. I cannot change the write up. CM Cross – Can you tell me what a change order is? Carol - Once a contract starts and there are issues that are found that were not on the original write up that needs to be done, then we write up a change order, come to an agreement with the contractor, and the grant pays for it. That’s what a change order is. But there is items that we can’t do. On this list it says to redo the skirting, it is intact so we can’t replace that. CM Daniels – The things on your list, when are you going to replace those? Carol – I sent a contractor out that she had contacted and he contacted me. It was Reggie Allen. I talked to him and told him what the deal was. I emailed him a work write up and never heard back from him. I’ve been having some personal medical issues that I’ve been having to work through. So, I’ve been dealing with that. But, a week and half ago I emailed Reggie again and I’ve heard nothing back. CM Daniels – So you contract other contractors. Carol – I have a contractor pool, but Charles and Reggie dropped off in the past years. Ms. Harvey does not have to select one of my contractors off my list. She can select one of her choosing, I just have to do a background check and make sure their bills are current, insurance, contact past clients to make sure happy, etc. So when I heard it was Reggie and I was like cool because I’ve worked with them before. CM Daniels – From my understanding she’s not the only one… I’ve patrolled the neighborhood and I only saw a trailer that belonged to someone and the house that you guys tore down. Carol – The burnt house? CM Daniels – Yes, the one yall were suppose to … Carol – That is supposed to break ground next week. CM Daniels – Ok. For 211 Bivins, what’s the issues with getting her house where she can stay in it? Carol – She’s not staying in it? (B Roquemore – I am) CM Daniels – So what’s the process of it because two people said they had to pay you? Carol – For their new house? CM Daniels – They said it was a bit more. Carol - That’s how that grant goes. It’s not a 100% grant. It’s an Owner-Occupied Repayment Agreement. The state requires everybody to put something in. I try to keep it as low as possible. For Blanchie and Jadonnia, they had to pay $500.00. The grant paid for all but $500.00 of the whole home and then Jadonnia and Blanchie provided $500.00 cash and then a check was sent to the dealership for $1,000.00. CM Daniels – So, they had to pay $500.00 for you to start? Carol – No, they had to pay $500.00 for their portion of the house. The total house was like $91K and the grant paid all but the $500.00. CM Daniels – Do they have a choice between a trailer and a house? Carol – If they are in a mobile home, the state requires you go back to a mobile home unless there is an ordinance that says you can’t. CM Daniels – So Ms. Brenda Thomas will she get a house? Carol – Yes. CM Daniels – So out of two trailers and a house, didn’t nobody else qualify for repairs? Carol – yes, others qualified. I am waiting on the contractor and would like to meet up with him. CM Daniels – I keep getting citizens saying they are looking for repairs and there’s a hold up with the process and it’s pretty much like it’s delayed. I just want to know why it’s delayed when the city of Oglethorpe got a check for a certain amount of money and when I ride the neighborhoods, I’ve only seen two trailers and possibly one house. Carol – And there’s been another dilapidated vacant structure taken out. CM Daniels – Are we allowed to ask for receipts or anything towards the grant that the city got and where it’s at? Carol – The checks come from the city. CM Daniels – So who are you talking to as far as the checks. Ok so we got a check. When you doing the work, do you have receipts for materials, expenses and all? Carol – Yes, I do. Because when the state comes down to monitor, I am going to have to have invoices for each one of those checks. CM Cross – So Melissa has that when she cuts the checks? Carol – Yes, what happens is once the invoice comes in from the mobile homes, they were sent to me. I did the draw down and sent them to the city. The city signs the draw down and invoices and then I email it all to the state for processing. The state has the draw down and the invoices, then they review and then the money requested on the draw down is ach’d to the CDBG account and then the checks are written. And then the checks are written to match the invoices that were submitted to the state. CM Daniels – So we get invoices and the city clerk writes the check. And ya’ll go from there. How long is your contract Ms. Carol? Carol – It’s a two-year contract. CM Daniels – And you started when? Carol – October 2022. CM Daniels – I heard you say something about a health condition. Are you able to continue as far as.. I know health is a big thing. People want to take care of themselves. Are you able to continue with the contract? Carol – I am able to continue, but if the city, it is the city’s choice to let me continue or not. CM Daniels – I was just trying to get a handle on some questions that came to my attention because we are here to make sure our citizens get the services they deserve. CM Cross - I just want to make sure Ms. Harvey understands she is stating that she can’t paint the ceilings, she can’t paint the walls, the skirting. Ms. Harvey – I’m not asking her to do that. There’s a leak and it’s not coming from the bathroom, it’s coming from the top. There’s a pipe up there or something and if you aren’t going to fix that, then there’s no need to fix the other. CM Cross – So Ms. Carol can you have a contractor look at that. Ms. Harvey – under my sinks, and under the tub and the bathroom floor is rotten. You got to take that tub out to fix that. That’s the problem. And you going to talk about fixing the surface, but you got to fix the whole thing. CM Cross – Can you have someone look at the roof and see if that’s where it’s coming from? Carol – Yes, I can have a contractor look at it. CM Cross – she is saying the sub-floor underneath the floor is rotten, not the tub itself. Can we have somebody verify that? Carol – We can have somebody verify that. When I do my inspections, I don’t know if the subfloor is rotten. CM Mahone – So if you go see things inside of the house, but you said that’s not the things that you do. Carol – I go in and take pictures of all the things that I see and then I do a work write up and submit it to the state. CM Mahone – Based off what you see. That’s probably where the issue comes in at if that’s not an area of … taking a picture is only showing what you see instead of having someone who is licensed come in and see what’s going on. From a civilian standpoint I can put stain blocker up to cover it up, but if there’s a leak up there the water is still going to come through. Carol – The stain on the ceiling is on the backside where the bathroom is. Like I said I have no problem with a contractor coming in, but when I write these I do them for no charge, so I can’t hire someone to come in and do these. CM Mahone – Some one looking at this who is not licensed or it is not their profession is totally different than someone doing it professionally. If that makes sense. CM Cross – So can we have a revisit at Ms. Harvey’s property and you just let us know what you find? Carol – I will send rehabilitation advisor out. CM Daniels – For Ms. Thomas you said next week? Did she pick out her own contractor? You picked for her? Carol – I told her a contractor that I knew built houses, but she could pick someone if she knew someone. She said just send my guy. CM Daniels – from your pool? Carol – Yes, I specifically said if you know someone. CM Daniels – Do you want to pick your own contractor? Ms. Thomas – I really don’t know anybody. I just want them to do a good job. Carol – She picked Cory Powers from Macon. He’s been doing houses for me since 2004. He built one for a lady here before. He’s worked in Oglethorpe before. CM Cross – Sounds like we are on the right track if we can get somebody out to relook at Ms. Harvey’s property. You can just send Melissa an email about what you find and she can send it out to the rest of the council so that we know everything is back on track for Ms. Harvey. How does that sound Ms. Harvey? Ms. Harvey – That sounds fine, but I don’t have Reggie anymore. He sent me Alfonso to look at my house and both of them said the same thing. CM Mahone – Is he a contractor in your pool? Carol – No, he is not. CM Daniels – He’s a local contractor, right? Carol – I will cancel my contract and you guys can find somebody to do your grant. CM Mahone – So you have a selection? Carol – No I have worked with Mr. Alfonso Harris in the past and I won’t do it again. CM Mahone – So if that’s who she chooses then you are saying you will cancel your contract. Carol – I’m saying, instead of going through all of that, I will cancel my contract. CM Mahone – So, you’re saying if someone chooses him to do their work, you’ll \_\_\_\_\_. Carol – She is more than welcome to work with him. CM Cross – What she’s saying is she doesn’t want to work with him. Carol – I think it would be best at this point, honestly, if I did cancel my contract because it doesn’t seem like it is going well. So I will finish out what I have done and submit my final invoice because I’ve done the work and you guys can put the project out for procurement and find another consultant. And I wish you guys all the best. Because I am having medical issues and it will probably be better at this point. CM Cross – Thank you Ms. Carol. CM Daniels – She signed a two-year contract. CM Cross – She said there is a clause in there that she can invoke. CM Mahone – Funds? CM Daniels – These are answers that needed to be answered. CM Cross – We can’t get her to do something that she doesn’t want to. CM Daniels- So how does it go out for bid? CM Cross – I don’t know how it works. Attorney Coogle – You have to send proposals out and get a selection of consultants. CM Cross – So Ms. Harvey it may be a little while so just be patient. Ms. Debra (Thomas) – I don’t know what this means for you. CM Daniels – She did say she was going to finish what she started? CM Cross – We hope so. CM Coogle – She said she’s going to finish, but she ain’t. CM Cross – I’m not sure if it meant she was going to finish what she’s done or continue. CM Daniels – But I mean these are questions that we needed answered, wasn’t trying to run nobody off. CM Cross – We have to find another person to take her place and start again. We are not familiar with the program. Melissa will contact you when we find somebody. CM Mahone – We have to find somebody who is transparent. CM Cross – Open communication is the key.

4) Small Cities Conference August 17 & 18 – CM Harrison (absent) – CM Cross – It isn’t very expensive and I think it would be beneficial for us all, so I will make a motion for CM Harrison to attend the Small Cities Conference and for the city to pay. Motion by CM Cross, 2nd CM Daniels, AIF

5) Motion to approve Police Dept Wall Quote from Army Dunn in the amount of $5,500.00 made by CM Cross, 2nd CM Coogle, AIF

6) Motion to approve splitting the cost of the 21-ton load of gravel ($1,000) for the service alley (between businesses and Dollar General) with DDA in the amount of $500.00 to be paid from \_\_\_\_\_\_\_\_ account – CM Cross – CM Coogle already handled it. CM Coogle – We had a guy come on out and do it and the cost was $800.00 and only costing the city $400.00. The guy came right on and spread it. CM Daniels – Does it come out of general or ARPA? CM Cross – We got $50 something thousand in ARPA. If you want the motion to be ARPA. CM Mahone – What can come from ARPA? CM Cross – The $400.00 to cover the gravel that was put in the alley and it can go with the DDA’s $400.00. CM Cross – I make the motion to pay the $400.00 for the load of gravel (DDA paid $400) that was spread behind the alley by Dollar General and pay from the ARPA account. 2nd CM Daniels, AIF

7) Trees in cemetery – CM Cross – Jill said there are two dead pine trees and one uprooted and falling, and a broken holly tree that is going to fall at the cemetery. 4 trees that need to be taken out immediately before they fall on someone. We have a quote from Joey’s Tree Service for $2,000.00 that they can get taken care of immediately (emergency). Concerns that if there was a funeral or something, trees could fall and hurt someone. CM Mahone – where’s that information at? CM Cross – There was an email from Jill. CM Daniels – I got the email. It was in the cemetery hanging over a grave site. She’s trying to be proactive before it causes additional damage. CM Daniels – I know we can’t play about safety. CM Mahone – The quote is for $2,000.00. CM Cross – Yes $2000.00 and that’s not bad for 4 trees. It’s from Joey’s Tree Service out of Ideal and he is licensed and insured. Motion made to be the $2,000.00 to Joey’s Tree Service as quoted, 2nd CM Daniels, AIF (pay out of General Funds per CM Cross).

8) May Road Survey – CM Cross – Tim Ingram sent over proposal letter for May Road and Anna Drive Improvements. The monies will come from T-Splost. It is an acceptance letter asking for Mayor Hills signature. CM Cross – I make a motion that we sign and enter into agreement with Ingram & Associates to be paid from T-Splost Fund. 2nd CM Coogle, AIF

**Old Business:**

1) Motion to approve the Amendment to Oglethorpe Code Section 6-34 adding “Restraint” section under Animals as presented in Public Meeting dated June 20, 2023 – CM Cross, 2nd CM Daniels, AIF

Chief Finch – That amendment was done so that if take someone to court in an issue with an animal (dog) we had to have this change made so that it would hold up in court.

**Other Business:**

1) Motion to approve cutting a check to George Ellis from the Oglethorpe Police Dept Confiscated Fund Account in the amount of $593.00 – CM Coogle, CM Daniels, AIF

2) CDBG Questions – covered above

Chief Finch – I need to ask ya’ll to allow me to get a secondary judge because we have courts and he’s not coming. It’s not fair to the citizens of Oglethorpe or anybody else if they got a court date and the judge calls the day of court and says he can’t go. Some of our citizens are having to take off work for this. I want to bring another judge on staff for when he doesn’t show up. There were 46 major cases for this past Tuesday’s court and all of them are going to have to come back to next month’s court. Motion made to allow Chief Finch to make the necessary back up judge CM Cross, 2nd CM Daniels, AIF

**Adjourn:** 7:30PMCM Coogle, 2nd CM Mahone, AIF