

Council Meeting
June 17, 2024

Members Present: Mayor Buddy Duke, members Terry McClain, Greg Paige, Walter Cowart, Celestine Hayes and Jody Greene.

Others Present: City Manager Mark Barber, City Clerk Rhonda Rowe, City Attorney Tim Tanner and members of staff and the public.

Invocation was given by Councilman McClain.

Pledge of Allegiance

Approval of Minutes: Councilman Paige made a motion to approve the minutes of June 3, 2024 as presented. Councilman McClain seconded with all in favor.

Extension of Moratorium on Crypto and Data Mining Facilities: City Manager Mark Barber stated that at the last meeting there was interest in extending the moratorium on cryptocurrency and data mining. The moratorium is set to expire on June 30, 2024. The moratorium was originally placed in August 2023 and has been extended several times. At the request of the council, it is back on the agenda. He provided no recommendation concerning a time frame as he felt that would be a discussion among the council. Mayor Duke asked the attorney for an opinion on a time frame for the extension. Mr. Tanner advised it would need a date certain. He knew the council had mentioned studies on the current zoning ordinance and doesn't know the time frame on that but he would put a time frame and if that hasn't been done, you could extend it again. Councilman McClain asked if 6 months is a reasonable amount of time to get a study done on the map? Mr. Tanner expressed that he thought so. It was agreed that 3 months would not be enough. Mr. Barber stated the rezoning will depend on what we're going to look at as a group. A comprehensive rezoning was mentioned but not knowing exactly what that will look like its hard to say how long. If you wanted to do 6 months and extend it again you could; 6 months has not worked for us in the past. Councilwoman Hayes asked about doing 12 months. Councilman McClain questioned if they found a solution, they wouldn't have to go the full amount of time on the moratorium? It was agreed it could be resolved any time they get a chance to. He asked if that would be unreasonable? Mr. Tanner stated that the council knows his advice on the situation. His advice is not to continue the moratorium because as somebody who's been on the receiving end, it's not very pleasant when the judge asks "when is it going to be over", that's why he wants a date certain. His first advice would be to regulate it in some form, either noise, size or something to that effect. But if the council wants to move forward with a moratorium he can't say whether 6 months or 12 months would be acceptable, if it's attacked. Councilman McClain asked what the next step would be to do the map study? Mr. Barber stated he had contacted 2 different groups, the regional development's planning / zoning staff as well as the Carl Vinson Institute of Government. What he found out was that the Southern Georgia Regional Commission staff actually utilizes the Carl Vinson Institute to come in and lead the discussions with local communities. He further added that the SGRC is hosting a session in a few weeks for people who sit on planning and zoning boards and they're using the Carl

Vinson Institute. He is going to ask Ms. Hobbs at the regional development commission to work with us on that. He further added that he didn't think it would achieve much if we didn't use those experts in that area to help lead us and make sure we're going down the right path. Councilman McClain was in agreeance. Councilwoman Hayes suggested going with the 12 month moratorium and then if they finish before then, we wouldn't have to do the whole 12 months. Councilman McClain made a motion to extend the moratorium for a 12 month period. Councilwoman Hayes provided the second. All voted in favor. Mr. Barber asked for clarification if this would be attached to June 30th? Mr. Tanner stated he would interpret it as that since the last moratorium went until June 30th, this one would go through June 30th of next year.

Housing Authority Appointment: The council was advised that Kim Carter's appointment to the housing authority expired earlier this year. Ms. Carter has expressed an interest in being reappointed to another term that would expire on March 21, 2029. The council was also advised that we will need an appointment for the seat previously held by the late Vivian Sharpe. He will send information out to the council next week concerning a nominee for that position. Councilwoman Hayes asked how many individuals are on the board? Mr. Barber replied that he would get that information. Councilman Paige made a motion to reappoint Kim Carter to the board. Councilman Cowart seconded with all in favor.

Real Estate Exchange Agreement (Acceptance of Texas Street): The council was reminded that in 2022 the City entered into an agreement with Williams Investment Company (WINCO) for the relocation and construction of Texas Street. Mr. Tanner explained this was the culmination of Alabama Road and Texas Street. Part of the land swap agreement was that once the road was completed, WINCO would dedicate the street back to us. Councilman Greene made a motion to accept Texas Street. Councilman McClain seconded. The decision was unanimous.

Lift Station Pump Replacement Quotes: City Manager Mark Barber advised the council of a recent emergency pump purchase for Lift Station #8 (Forrest Street). The pump became inoperable during a heavy rain event. Time was of the essence to replace the pump so a formal bid process was waived and three quotes received. The quotes were as follows:

Preferred Sources Inc.	\$11,595.00
Pro Pump Solutions of Americca	\$16,006.35
J. H. Wright & Associates	\$18,398.00

Staff purchased the pump from Preferred Sources Inc., which was the lowest quote received. Councilman McClain made a motion to approve acceptance of the low bid. Councilman Greene seconded with all in favor.

Executive Session: Councilman Paige made a motion to enter into executive session to discuss personnel. Councilman McClain seconded. The decision was unanimous.

Following executive session there was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
