

CITY OF EUHARLEE
CITY COUNCIL MEETING MINUTES
OCTOBER 2, 2018

Mayor Steve Worthington called the meeting to order. A prayer was led by Council Member David Duncan followed by the Pledge of Allegiance.

City Manager James Stephens called the roll and the following were present: Mayor Steve Worthington, Council Members Craig Guyton, Tracy Queen, David Duncan, Joe Turner, City Manager James Stephens and City Attorney Boyd Pettit.

Council Member David Duncan motioned to approve the minutes from City Council Meeting on 09.04.18 and City Council Work Session on 09.18.18. Council Member Tracy Queen seconded the motion. The motion was carried with Council Members Guyton, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

City-Owned Facilities Discussion – James Stephens

Mayor Steve Worthington opened the floor for City Manager James Stephens to start the discussion about the city buildings. Mayor Worthington said nobody is at fault but things sometimes slip through the crack. Mr. Stephens said to council before them they have a concise list of immediate maintenance items they need to plan to address. He said, the last time the Commissary was sprayed with preservative was 4 years ago 2014, the General Store was sprayed in 2016. He attached some pictures in addition to the list. There is not a picture of the Commissary. The floor covering at the Commissary is old and discolored. We don't receive complaints about it but it is time to replace it. We are experiencing low hot water pressure in the building and have been for about six months. It's not the hot water tank but there is a restriction in the line between the tank and the faucets. They had a plumber to look at it and to get under the building they will have to cut another crawl space opening. He said he knew Mayor Worthington had talked about having this type of information on the agenda. It is not brand new; he was waiting for the time to discuss. They proceeded and discussed if they should have a new crawl space or go with a tankless water system for the Commissary.

The Militia building, the roof ridge cap needs to be replaced or at least reinstalled. It is loose and not sure if it is worn out but needs attention. The back window seals need to be scraped and puttied and painted. They are not too far gone and can be salvaged.

The Granary, there are a small number of boards that needs attention. The last time it was sprayed was 2014.

The Old Museum, there is a square block on the library side of the building that is miss matched siding and it has been that way before the museum relocated to where it presently located. He thinks they can do a better job matching it up instead of vinyl siding of what is currently there.

The Cowshed, at the top of the building there is actually an opening and birds are able to get inside of the building. The whole building needs to be scraped and repainted.

The Little General Store and it may not be what council refers to it as. It has 4 pieces of siding at the bottom on the library side that is decaying. It is a weatherboard siding that may be hard the match but they are looking.

The Presbyterian Church, the vinyl siding at the top of the building is in need of repair pretty desperately. Mr. Stephens said, this is not all inclusive, but it is a starting point.

There was a discussion about having a work session. If the council wanted to come by two at a time they could possibly accomplish the same thing without having to pay to advertise a special meeting. He said

he and Mr. Shepherd would be glad to accommodate the council anyway they desire to proceed at that point.

Council Member Tracy Queen asked if they had an estimated cost for all of it. Mr. Stephens stated they are getting them together and should have them tomorrow. The person that was working on it ended up having an emergency oral surgery. Mr. Townsend, who sprayed the buildings in the past and done quite a bit of side work for them, is working up some cost on most of the items.

Council Member Craig Guyton asked if they would have it by the work session. Mr. Stephens said they would have it by the work session. If the council wants to conduct the visit, he would encourage them to do it earlier than the 16th because of the time change and it will get dark earlier. He recommended them going 2 at a time. He knows Council Member Guyton's schedule is tight and was hoped the information he provided would be helpful for him. He said he would be glad to advertise a meeting or make appointments for them to go with him and Mr. Shepherd.

Council Member Joe Turner stated that he has the list and the only one with his daily work schedule that might be a problem is Council Member Guyton. Council Member Turner said he himself can go by himself and walk around. He said they all can do that.

Mayor Worthington asked if they would rather do a couple at a time and not have called meeting. Council Member Guyton said he thinks that would work best. Mr. Stephens said he would welcome that because their eyes are different from his and Mr. Shepherd's.

Council Member Queen asked if the city workers were able to do the work. Mr. Stephens said he believes they are able to do some of it themselves including the spraying. They priced buying the equipment, prior to Council Member Queen coming aboard, to do the spraying. The biggest complexity is the safety of spraying the bridge. They certainly can do the window seals and the siding at both the Museum and the little country store.

Council Member Guyton said the things the staff can do they will do, Mr. Stephens will bring prices at the work session and we will be able to go from there. Mr. Stephens said yes. Although they said it needs immediate attention, it is not a lot of money. He said he welcomed looking at the trees together at the bridge because he wants to make sure he is not missing something there.

Mayor Worthington said, it is not big money but if they keep letting it go it will be. Mr. Stephens said to Mayor Worthington he was certainly prudent.

Council Member Turner asked if they looked at the bathrooms at Frankie Harris Park. Mr. Stephens said yes they did that in preparation of the POW WOW.

Council Member David Duncan said he is confused, where is the Little General Store. Mayor Worthington said next to the library. Mr. Stephens said it is the smallest building by the Granary between the Granary and the Cowshed. Mayor Worthington said they had a sign on it at one time The General Store. Council Member Duncan asked if they checked the Covered Bridge Store. Mr. Stephens said it was sprayed before Mr. Craig started operating. The siding is in pretty good shape. He stated they actually have a gentleman that has approached them that wants to take over the lease and whether they want to leave it as an assignment or cancel the lease and lease it to him. His name is Scott Walsh and he wants to serve breakfast and pizza out of that facility. He indicated he has experience in different communities operating a restaurant. Council Member Duncan said he does not have a problem with someone else getting in there. Council Member Turner said especially if they have breakfast. Council Member Guyton said since it was brought up he would recommend starting a new lease. Mr. Stephens said that would be his recommendation. Mr. Stephens said he would get quotes to them and reach out to each of them to schedule a time.

Police Department Car Quotes - Deputy Chief Bill Yee

Deputy Chief Bill Yee introduced the new police officer Tim Merrell who was present. He is new to the force but not new to law enforcement. He was a Roswell police, in the Army and contract work overseas. He has lots of experience.

City Manager James Stephens said before Officer Yee starts, if the council recalls they have no police vehicles or any capital items in their 2018 budget. He sent an email communicating the city had received the proceeds from the plane crash that occurred over a year ago. The city was fortunately enough and contacted the DEA directly and received \$48,048.10 that was forfeited monies from the plane crash that had funds on it. The funds are for police equipment or training. In addition to a need, you know they have one vehicle that is has been totaled and another that is not really in shape to put money into it. With the receipt of those proceeds, he will be willing to share any information with the media. They are in a position to use some of those monies to meet those needs without coming out of the general fund this year which was not in their budget.

Deputy Chief Bill Yee provided council with documentation that he tried to simplify as much as possible. The information on the vehicle came from Ford Motor Credit. He gave them a breakdown of leasing the vehicles opposed to buying them. In the lease there is no deposit and no early payout cost. He said, at the end of the lease program, rather the council choose 1, 3, or 5 years, for \$1.00 you own the vehicle. We are asking for 4 cars. One of their vehicles was totaled, one on its last leg and 2 other Chargers that have mechanical issues. They have 2 Chargers that have been holding up pretty good and they are newer models. The 2013's are the ones they are having problems with. He got quotes from Brannen Ford and they have given them the cheapest price which is \$24,870 for the car itself. The only equipment that comes with the car is the spotlight. The rest has to be purchased separately. He said there is 3 ways they can do it. They can contact Brannen Ford; they will outfit the car for around \$10,000. If they use Diversified it will be \$5,800 to outfit the vehicle. If they use the equipment off the Chargers, they can get the cost down to about \$3,000 per car.

Council Member David Duncan asked if the equipment on the Chargers work on the Fords. Deputy Yee said yes. He contacted Diversified and one of the managers said yes. The cages for example will go from the Charger to the Ford. They will need a transfer kit. It is cheaper to pay \$300 for a transfer kit than to outfit 3 new vehicles. He said he put all the numbers down on the sheet so they will be able to make the decisions. For example, to stripe a vehicle will be \$300 and they will have to do that. He said if you lease, you will pay the annual payment. You make an annual payment each year.

Council Member Tracy Queen said there would be no fee for trade in. Deputy Chief Yee said no. The issue would be they would have to drive down to trade in which is about a 4 hour driving each way. They would give what they think is the value of the car. The other options he discussed with Mr. Stephens, they could strip them first, take them down there and see what they will give them and then turn around and do the lease. The representative from Ford Motor credit said they should not have a problem with the credit application approvals. But to give them final numbers they would have to take the cars down they want to trade in. It would take a couple of months to complete this process. In the end they would be saving a lot of money and not taking cars back and forth. Deputy Chief Yee said they would be better off selling them from here.

Council Member Joe Turner said there is a possibility the car at the end of the lease can be purchased for a \$1.00 and used as a spare. Deputy Chief Yee said the car he drives is 4 years old and no reason it should not go a couple of more years. He does not think they will lose any money. It is smarter to do the lease, pay it off in a couple of years and still have a couple of more years.

Council Member Queen said he checked into this. There are 2 cities that did this and they said they were far ahead in the long run. It was shorter in the short term to pay for the lease than to pay for the vehicle up front. You pay \$35,000 every other year instead of \$100,000 up front and it is a savings for each year. Deputy Chief Yee said to buy 4 cars with equipment you are looking at \$140,000 up front. Council Member Queen said it is better financially for the city to lease.

Council Member Craig Guyton asked if the lease prices included the equipment. Deputy Yee explained, the cost of the car for example is \$35,000 and to add the equipment for another \$3,000. Council Member Guyton said the lease price does not include the equipment. Deputy Chief Yee said no. He can get a quick quote from them for the lease price to include the equipment. He said you are looking at least \$10,000 more per car to outfit with all new equipment. Council Member Guyton said, so basically this year we will have 2 payments, we will have to pay for each car that we decide to get, depending on how many cars we choose, and the equipment for each car will be a one-time payment. The lease payment will be each year for 3 years. Mr. Stephens said the stripping and striping would come out of the operational budget. That is what we did when we purchased the last two Explorers.

Council Member Turner said all year we have been talking about the budget and how things are down. Would the department be comfortable with getting 2 cars now, wait 6 months and 2 more cars. That means a payment for 2 cars each year and staggered for 6 months. It would not take so much out of the budget at one time. Deputy Chief Yee said he thinks he understands the logic. For example if you get 2 cars, 6 months from now you get two more cars. October of 2019 you will have to pay for 2 cars and 2 more cars at the end of the year. Each year you are still making 2 car payments. Council Member Turner said it will not affect the city's finances all at one time. Deputy Chief Yee said it will still come out of the same budget year. Mr. Stephens said, logistically for your trouble of moving the equipment and getting the striping it may be much more practical as well to swap out 2 instead of half the fleet at one time. Council Member Turner said it prepares you to say each 6 months I have to make this payment instead of making the payment on all four of them at one time. He said that is his suggestion. If we can buy 2 in October, around March or April you can get 2 more and the payment will be broken up into 2 parts.

Council Member Guyton said he just wrote that down 2 this year and 2 in 2019. The reason is if a future council decided to purchase instead of lease they would have that option. If we purchase 4 we have kind of hand strung a future council. Whereas, if they do 2 now and if a future council decided to buy, it is not a big chunk out of the budget. Deputy Chief Yee said it does make sense.

Council Member Guyton said he does understand that 2 of the cars are starting to have more mechanical problems, as long as they are safe. If they were not safe he would say to purchase the 4. Deputy Chief Yee said he did not think it was a safety issue with those cars just mechanical. Council Member Guyton said you are looking at Fords this time and we bought Chargers last time and they seem to have done a good job of holding up and dependable. The question is exactly, is that so or is he wrong on that. Is Ford products better products for what they use it for? Deputy Chief Yee said Ford is a better product in the market. Dodge got into the police car market 9 years ago and they had a lot of problems. The word is they are doing better. They cost a little more than Ford's for just a basic model. The Fords are not only a little cheaper, but he thinks they are a little more dependable. Chevrolet's are out of the market. It basically Ford's in the market. They are not going to make the sedans anymore in the 2019 model year. The rumor is it is the last year Ford will put them out. They are going strictly to SUV's and pickup trucks. They are not selling the sedans as well as they used to.

Council Member Turner said they messed up when they decided to get away from the LTD or the Crown Vic. It was a standard police car all over the country.

Council Member Queen asked if they were getting a maintenance package with the purchase. Deputy Yee said yes warranty and maintenance coverage. Council Member Queen asked if the maintenance would be close to us. Deputy Yee said we will be able to go to Cartersville.

Mayor Worthington asked if it was a mileage limitation on the lease. Deputy Yee said no. It is unlimited miles. He said some city's drive a lot more than they do, so they did not put a cap on the mileage. They figured on the average miles.

Council Member Guyton asked if they even checked on the Dodge Chargers this time. Deputy Yee said they did not because they had such a bad time with them. He checked with the school system and they only have one. He said the rumor is they have done a better job. We have had such a bad time with the chargers. They have just not held up. Council Member Turner said to Council Member Guyton, from his point of view of the design of the car, the Ford has more room in the back seat. The Ford is a more convenient vehicle.

Council Member Duncan said Officer Dupree is driving a Ford.

Council Member Turner said that is a sedan and wonder why they stopped making them. Deputy Yee said the Explorers are going to be the vehicles for law enforcement and trying to make a bigger market for the F150's. Council Member Turner said the cooling systems on the Ford Crown Vics are unreal. They do not run hot. He just doesn't know why they are changing all of that. Council Member Turner asked Council Member Duncan if he was going to motion on 2 cars.

Council Member Duncan said they need to decide if it will be 3, 4 or 5 years before voting on it. He said, he thinks the 4 years would be best. The price on the 3 years is \$106,000 and on the 4 years it \$109,000. He said he would rather go 4 years. He liked Council Member Guyton thoughts with a new council.

Council Member Queen asked the average number of years a car will last. Deputy Yee said his car is 4 years old. Council Member Queen said what about those guys who are driving them every day. He was thinking about the longevity of a car. If they are not lasting 4 years they should not do a 4 year lease. If they last for 4 years then do a 4 year lease. Deputy Yee said as long as nobody bangs them up there is no reason for them not to last 5 years. Council Member Duncan said he thinks 5 are too many. 4 years should be the max or maybe go 3 years.

Council Member Craig Guyton said he is comfortable with 3 years. Mr. Stephens said his preference is a 3 year lease if you are going to do 2 and 2. Council Member Guyton said it is affordable to the budget and an extra interest payment. Mr. Stephens said that is right it does free up funds for the next council. Council Member Turner said your maintenance should not start kicking in and in 3 years you are not going to have \$150,000 miles.

Council Member Queen said the maintenance agreement is going to be for how many years. Deputy Yee said he is going along with the thought process that Council Member Guyton has when a new council comes in. He agrees with Mr. Stephens to pay it off in 3 years, a new council comes in they can decide if they even need new cars. Council Member Queen asked would you go with a 4 or 5 year maintenance plan. Deputy Yee said they would have to go with an aftermarket after the 3 years. The maintenance will not cover past the terms of the lease or pay out of pocket. Mr. Stephens said which is what we are doing now. Council Member Guyton asked if we had a line item for it and Mr. Stephens said yes \$65,000. Council Member Queen said he was trying to make it cheaper.

Council Member Guyton said he is in favor of the 2 cars on a 3 year term. He is willing to try the lease, it sounds very good. Council Member Duncan said 6 months later look at 2 more.

Council Member Guyton said we will take a look at that next year. What about outfitting them? Deputy Yee said he recommends using what they have and have Diversified transfer it because the equipment is still working.

Council Member Duncan said \$2,960. Deputy Yee said yes the \$3,000. He said some of the equipment you can't transfer over. Council Member Guyton said that is included in the price. Deputy Yee said it is included in parts and labor.

Council Member Queen asked if they gave them a turnaround time. Deputy Yee said the last cars it took them a day and a half to take it out and to put it back in. To be on the safe side let's say one week.

Council Member Guyton said so his calculation is right and a little off since they are buying less cars. It would be around \$17,700. Mr. Stephens said his understanding is the unit cost does not change or the interest rate. Council Member Guyton said he came up with \$17,770.50 per year per car. Mr. Stephens said that is close for 3 cars it would have been \$27,000. It is certainly under \$20,000 and close to \$18,000.

Council Member Guyton motioned to lease 2 cars on a 3 year lease and use the used products from Diversified to outfit. Council Member Tracy Queen seconded. The motion was carried with Council Members Guyton, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

Mr. Stephens said to council in the absence of Chief New, Deputy Chief Yee did a super job and he appreciated him very much.

Council Member Craig Guyton motioned to adjourn at 7:37 pm. Council Member David Duncan seconded the motion. The motion was carried with Council Members Guyton, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

No with no further discussion the meeting was adjourned at 7:37 pm.