

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
OCTOBER 18, 2016**

Mayor Dennis Thayer called the meeting to order followed by the Pledge of Allegiance.

City Clerk Carolyn Banks called the roll and the following were present: Mayor Dennis Thayer, Council Members Craig Guyton, Ronald Nesbitt, David Duncan, Joe Turner and City Manager James Stephens. City Attorney Boyd Pettit was not present.

Council Member Craig Guyton motioned to amend the agenda to add item number 3 for a presentation. Council Member Ronald Nesbitt seconded the motion. The motion was carried with Council Members Guyton, Nesbitt, Duncan, Turner and Mayor Thayer all voting in favor.

Council Member Craig Guyton motioned to amend the agenda to add item number 4 for Osborne Park. Council Member Ronald Nesbitt seconded the motion. The motion was carried with Council Members Guyton, Nesbitt, Duncan, Turner and Mayor Thayer all voting in favor.

Council Member Craig Guyton said that since the items were added to the agenda, he would like to allow the residents to make comments if they have any. Mayor Dennis Thayer said it was fine and he would move them up.

OLD BUSINESS

Lowry Mill Updates - Ron Goss

Ron Goss, Project Manager for the Lowry Mill project provided Mayor and Council with a package with information on the Lowry Mill project. He stated the plan was submitted to the state and returned once with some alterations. They have been resubmitted and approved by the state. The RFP is almost complete. He provided a calendar that stretches from November to February. This shows the advertisement dates required, calendar of milestones through the bid process, after the bid process, a meeting for questions and answers from all involved and there is 2 rounds for follow up questions. Bid opening in January and for the 1st meeting in February, if desired, can award a contract which will give a couple of weeks after the bid opening. This will allow for feedback for this big expenditure. This can be done in a couple of phases. He stated, the archeological work was done as a requirement of the state before it was started. The masonry work was completed in 2014.

The RFP will be in lump sum to complete everything for a general contractor. It will not be piece milled. He recommended they break the kitchen equipment out for a couple of reasons. If council decides to eliminate something it's not tied into the lump sum price. Secondly, it allows to go more direct and get more competitive pricing which cuts out the mark up on all the equipment on a package that small, referring to stainless steel tables and refrigerators in a kitchen, like the concession stand at Joe Cowan Park. You can submit that RFP straight to the kitchen supplier. You will not save a massive amount of money but could save \$10,000. to \$15,000. for taking that extra step. Other than that, this will be a situation where the successful bidder is awarded. They will pull the permit from the EPD and the other permit from the city for building inspections and engage a third party to monitor since it's a city project on the creek which will be for the duration of the project. We will need to establish a staging area probably near the old history center. If it is decided to run with it, in the first meeting in February, realistically they will be ready to start in 2 to 3 weeks. There is a 14 day wait when they pull the permit with the EPD before starting. The completion date of October 31st which will give time to finish before the holidays.

Council Member Joe Turner stated, when we started this 2 or 3 years ago, the questions about the septic tank and sewer. How is this going to coincide with the sewer and the county and if we will be able to tie into that. Goss stated, you won't have a pump to the septic. The plans approved by the state, you had a septic field. If you say to be prepared for sewer, to be on line October 31st or 2 months after that, we have some leeway and not spend money on the septic and tie on to the sewer.

Mayor Dennis Thayer stated, if the projected completion of the mill is October of next year, the projected completion date of the sewer is right after that, the first of the year. I would put off and that would be one of the last things we do.

Goss stated, in the RFP package we can designate the septic tank being a line item. He was thinking with the festival of trees and the things happening around the holidays, he was hoping the building would be open, but you couldn't use the restroom or the sinks. Mayor Thayer said, if we had to we could bring out portable johns. Goss said, he had it as an item to revisit, being out of the loop on the sewer project.

Council Member Joe Turner stated, he wasn't worried about the use of the building, but it wouldn't make sense to put in the septic tank and 6 months later tie on to the sewer.

Goss said he agreed. The best he remembers about the sewer it was a line behind the school and broke off into the city. If that is still the case with a pump station, you should be able to jump on that with the mill or the old historic center.

Mayor Thayer stated, that could be a temporary fix to bring it over from the old museum for a short period of time.

Goss said, several years ago when discussed, the county health department was aware of the possible pending sewer and would be willing to work with us. This will be discussed in 2017.

Goss stated, the money, and the work will come from the staff, we will have to determine what was in the account for this project. You all haven't determined what that threshold is. The challenges in construction over the last few years is with the shortage in the labor force. He shared with Council Member Craig Guyton over lunch, prices this summer were twice of what they should be because of the shortage. The plus is, the pricing is better than it was in July.

Mayor Thayer stated, regionally the braves complex has taken a great deal of the work force and the stadium will be completed before April. There will be a good deal of workforce looking for jobs. Goss said, you would not think the SunTrust field would affect Lowry Mill but it did. He said the timing will be good. Goss stated, when the bids are opened, we do need to verify the package is complete. If the lowest successful bidder exceeds the budget, and we must have a budget per the Georgia code. We can go back and negotiate with the successful bidder. The drawings are the same ones that have been looked at for the last year and the plan approved by the state.

City Manager James Stephens asked, you got a mandatory bid meeting for each vendor on December 13th. Goss said, with this project, it is an unusual project. We have discussed with people about this project and people are sort of waiting. You are not going to get your average home builder from Euharlee to build this. The net is going to cast a lot wider. We will develop a list and add not only to state website and local advertisement, but reach out to people we know that have experience. The last and most frustrating is if you have 2 bidders show up and 1 does not have insurance. You will have to start the process over, which is the reason we want to be more aggressive and get as many as we can. You are looking for people who can take on the project job of that scope. Someone with a broad experience.

NEW BUSINESS

Presentation - Mayor Dennis Thayer

Mayor Dennis Thayer said to Ron Goss, when he came off the city's roster as Zoning Director, we wanted to present you with a resolution from the city thanking you for the 6 years as the Zoning Director for Euharlee. Mayor Thayer read and presented Goss with the resolution. Mayor Thayer stated council will vote on the resolution at the next meeting.

Employee Insurance Renewals - City Manager James Stephens

City Manager James Stephens provided council with a schedule that shows the renewal options from Humana prepared for us by Shaw Hankins representatives. In addition to that, he has solicited some other quotes. He stated, he wanted to present near year end and working on our budget so council would have a confident level that our health insurance can be accomplished. The proposal is \$10,000.00 under last years' cost. However, he would like to present for consideration before the November meeting, the renewal with the reduced price with a higher deductible for employees and would like council to consider creating an employee benefit fund whereby we would make the employees whole if they exceeded the prior year deductible. This years' deductible is \$2000.00 and last years' deductible was \$1500.00. We have 15 employees on coverage, \$500 for each employee and we would put \$8500.00 in an employee benefit fund. When the employee hits the deductible of \$1501.00, we would fund the \$500.00 difference. The employee basically will have the equivalent of the same coverage at the same cost to them. If less than 15 employees reach that amount, the city would recognize more of the savings. He said, he is expecting one more quote before November 1st, but is comfortable with the proposal, pending what we will receive from GMA, this will work with our budget. He wanted to get the thought in their minds about funding the deductible which will still save money on the 2017 over 2016 budget.

Council Member Joe Turner said, the employee coverage is fine, but he heard, talking with other people, that our family coverage price per month is higher than some of the local areas. He understands there may be a reason for that and is there something we can do about it.

Mr. Stephens said, Ms. Banks, City Clerk has prepared some information from Emerson, Adairsville, Rockmart and Euharlee. Our deductible with the increase is about \$1000.00 less than those cities. Our monthly cost for family coverage is higher that Emerson by \$89.00 per month but the deductible is a \$1000.00 higher. We are not way out of line and our total out of pocket cost is still favorable even though we are about in the middle of the pack. Council Member Joe Turner said, he was okay with that. Mayor Dennis Thayer stated that Mr. Stephens was going to look into a couple of options they discussed with a pretty good round of choices to look at when we come back.

Osborne Park - Mayor Dennis Thayer

Mayor Dennis Thayer stated what he would like to do at Osborne Park, with the discussion of a Memorial park, potentially moving a tree, potentially moving the tennis court and to put in an interactive fountain, is not to piece mill this, but come up with an overall plan that they can go by moving forward. He would like, if no one has an issue with it, direct the City Manager to put out an RFP for design services, take that piece of property or an architect to come in and design what we want to make sure we are utilizing and designing that park in a very functional way instead of saying we are going to do a little bit here and we can do this. It will be very advantageous for us in the end to have that process completed. He has no idea how much it will cost, but it will cost nothing to put a RFP out there. Council Member Craig Guyton stated, he did not have a problem with it. Council Member David Duncan stated we need to get it all done at one time.

Council Member Ronald Nesbitt stated, you were talking about moving a tree. The feedback they received about the original place they were to plant the Christmas tree, that there is not enough sunlight. Saying that, they are going to move it to the opposite side of Covered Bridge Road so it will have direct sunlight. He wanted them to know where they were with that project.

Public Comments

No comments.

Mayor Thayer asked if anyone had any comments for the 2 specific items added to the agenda. There we no comments.

With no further discussion the meeting adjourned at 7:27 pm.

