

CITY OF METTER
REGULAR MEETING
AGENDA
MONDAY, MARCH 11, 2024
5:30 p.m.

1. CALL TO ORDER
2. WELCOME
3. PLEDGE OF ALLEGIANCE
4. INVOCATION
5. MOTION TO APPROVE THE AGENDA
6. MOTION TO APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:

- a) Called Meeting, Monday, February 5, 2024, 5:30 p.m.
- b) Public Hearing, Monday, February 12, 2024, 5:15 p.m.
- c) Regular Meeting, Monday, February 12, 2024, 5:30 p.m.

7. PRESENTATIONS
8. OLD BUSINESS

None

9. NEW BUSINESS

- a) Consideration of a Motion to approve discussion regarding financing options for the new fire station.
- b) Consideration of a Motion to appoint a council member to the fire budget committee to work with the Fire Chief and the county appointee to establish the FY 25 fire department budget.
- c) Consideration of a Motion to go into executive session for future acquisition of real estate pursuant O.C.G.A. 50-14-3(4).

10. DEPARTMENTAL REPORTS
11. CITY MANAGER'S REPORT
12. MAYOR'S REPORT
13. ADJOURN

**CITY OF METTER
CALLED MEETING
MONDAY, FEBRUARY 5, 2024
5:30 P.M.**

A called meeting was held on Monday, February 5, 2024, at 5:30 p.m. in the council chambers at city hall.

Attending the called meeting were the following officials:

Mayor Edwin O. Boyd
Councilman James McKie
Councilwoman Chyrileen Kilcrease
Councilwoman Victoria Gaitten
Councilman Gregg Stewart
Councilwoman Rashida Taylor
City Manager Carter Crawford
City Clerk Angie Conner
Director of Economic Development Heidi Jeffers

Guests attending the meeting were as follows:

Juan Taylor – Metter Fire Department

CALL TO ORDER AND WELCOME

Mayor Boyd called the meeting to order and welcomed everyone.

PLEDGE OF ALLEGIANCE

Councilwoman Taylor led the Pledge of Allegiance.

INVOCATION

Councilwoman Taylor gave the invocation.

APPROVAL OF AGENDA

Councilwoman Kilcrease made a motion to approve the agenda as presented. Councilwoman Taylor seconded the motion, and the vote was unanimous.

NEW BUSINESS

Proposal from the Candler County Industrial Authority

Councilwoman Kilcrease made a motion to approve the proposal as submitted by the Candler County Industrial Authority. Councilman Stewart seconded the motion. Mayor Boyd called for discussion.

City Manager Carter Crawford introduced a summary received from the Candler County Industrial Authority (IDA) regarding a \$30 million dollar Hyundai supplier. There will eventually be 200 jobs. The IDA will be securing bonds in the amount of approximately \$30 million dollars that the industry will have to pay back. There is a 10-year graduated tax abatement. For the first 3 years they will pay no taxes. After that they will then start paying 25% and on up to the 11th year when they will pay 100%. There are provisions that if they don't meet their goals then they have to pay back taxes. The Memorandum of Understanding (MOU) is very similar to the one we did for DAS. The MOU includes the city waiving approximately \$74,000 in fees.

Mayor Boyd said that this company will be making air conditioner parts and injection molding. Mayor Boyd said that he does not consider this facility a Tier 1 company but probably a Tier 2. There will be very low usage of water and sewer. They won't be putting any stress on our utilities. Mr. Crawford said that they will have to have a separate fire line. Councilman Stewart asked if there would be any chemical usage. Mayor Boyd said no, just plastics. Councilman Stewart asked if they would have to pay impact fees along the way. Mayor Boyd said that the city does not have impact fees. Mr. Crawford said that the city will be waiving the following fees: building permit fees, electrical inspection fees, foundation inspection fees, plumbing inspection fees, energy inspection fees, fees for 8-inch sewer line, fees for 2-inch water line and fees for one fire hydrant.

Councilman McKie said that he has several concerns. Number one that we are getting too big too fast. I am concerned about the traffic problems and the quality of life being diminished. He said that he did not know if we have the labor market for DAS much less labor for another 200 jobs. He is concerned that Lytell Street can't handle the traffic. It will probably have to be widened and built up. Since we are giving all these tax abatements then the taxpayers are gone have to foot the bill. There could also be an electrical issue. We need an ordinance for commercial vehicles. When we first started talking about incentives it was mainly for small businesses trying to get their foot in the door not for these multi-million-dollar businesses. Mr. Crawford said that we need to look at the opportunities and look at long-term plans. There will be upfront costs but good for long term community.

Mayor Boyd said that the land already has services to it so there will be no additional cost there. These businesses will probably be here for 50 years. With 200 jobs you are going to diversify your industries. The more different ones you have the better off we will be in the long run. The electric car industry is retooling all over. This is bringing \$30 million dollars' worth of investment. These plants are good for the future. They are good for our tax base. This is an opportunity to double the city's tax base in 2 to 3 years. He said that this stuff is coming whether you want it or not. Councilman Stewart said that is the concern not to let it get out of hand. What kind of pollution is it going to provide? Mayor Boyd said that he did not know of any. Do you want motel jobs or industry jobs? These are good paying jobs for our area. They will have to compete with all the other businesses for these jobs so there won't be people making \$9 per hour. Councilman McKie said that yes there will be people making \$9 per hour. He sees it all the time in

Effingham. Mayor Boyd said that they won't get anybody to work for that when they can go next door and make \$20 per hour. Councilman McKie said that these people will be coming from outside so where are they going to live? Mayor Boyd said that they knew that when they brought Hyundai in here. There will be 100,000 people moving into the area pretty quick. We will have additional housing. We already have some proposed and will have a lot more.

Councilwoman Gaitten said that after speaking with Hannah they have plans of going on a county trail that they will do a job fair. They will start in Candler County, and it will be a 5-day process. So, hoping we can pull from some of the surrounding counties. She said that she didn't think every one of them would move here but do see the concern. It would be beneficial if we could get all entities in a room together moving forward to see what we want to see. Councilman McKie said he knows nothing about any proposed housing. Councilwoman Taylor said that she hasn't heard of housing from here but has heard about it from the community.

Councilwoman Kilcrease said that she couldn't remember from any of the strategic planning sessions that any of this was discussed. If we didn't then this is where we made our mistake because Metter is not going to stay the same. It's going to grow at some point and time. These are the things that should already been taken care of in long-term plans for the city so then as we are approaching these things, we would have something to look back at to see where we go from here. We need to grow; we need the jobs whether we have the people here in Metter. Metter needs to grow. She understands the concerns but what do you do? We are either going to stay stagnant and not grow but saying that we need to grow. So now is the time to get our heads together and work something out. Councilwoman Gaitten said that's why I think getting all entities together. This seems like it is already a done deal here. Councilwoman Kilcrease said that the Governor already put his stamp of approval on it so what do you do? Councilwoman Taylor said yes before the city and county approved it. Mr. Crawford said that is how it works.

Councilman Stewart said that in other places people come together to talk and answer questions before it goes this far. Councilwoman Taylor agreed. She said that is how her friend from another city said they do it. There is a dialog of conversation about what is going on. You want to be informed so you can make the best decision for the constituents. Not having the information is a disservice to those that were elected by the people. It's hard to represent the people when you don't have all the information, or you are right here at the barrel of a gun, and you have to pull the trigger immediately. Then it is also a trust issue. You don't know whether to trust your partners because there is a secret society, and you are not in it. This is all a concern to me. She said that she thinks our tone needs to be sympathetic and appreciative. She doesn't think we need to get huffy, hostile, or angry at one another because we don't agree, or we have a difference of opinion. She thinks everybody is valid. When people start raising voices that really irritates me. That is not the role of democracy. We are all included.

Councilwoman Gaitten said that she does understand why things have to be quiet for so long because you got to present and you don't want other places hearing of what you are giving and then they go in and swoop and give a better deal which is why I think we should probably, after this, we need a meeting to all get together. We trust the authority to pump out what we want. Councilwoman Taylor said that we need something. Councilwoman Kilcrease said that you have to look at who makes the decisions to keep the information sealed until the appropriate time. She said that she understands the concerns, but you have to look at it like that too. Councilwoman Taylor said that when she and Councilwoman Gaitten asked for the information, it was given. So, then you have to figure out what was the secret. Mayor Boyd said that you got it because we should have gotten it, but we didn't. Councilwoman Gaitten said that there was a misunderstanding. Mayor Boyd said that we would have given it to council, but we didn't have it. We didn't get a copy of this until 3 pm today. Mr. Crawford said it was sent to the city attorney and the county but not to us.

Mayor Boyd said that the city has agreed in the past to allow the IDA to have these tools in order to attract businesses. The folks sitting on the IDA do not know who all Hannah is speaking to at any particular time. Mayor Boyd said that he was asked to write a statement welcoming this new industry and he didn't even know the name of the industry. He said that he sits in closed sessions at the IDA meetings, that is how secret it is. So, you won't get that information until the last minute. I had to convince Hannah that we could have a meeting tonight instead of tomorrow and that it would not get out. If this gets outside of this room and somebody picks it up and puts it on the internet before the Governor makes the announcement, we will never have another anything from the State of Georgia for who knows how long. This stuff is highly confidential. It is so confidential that even I didn't know the name of the company and I go to the meetings, and I am in the closed sessions. I can't talk about it. Councilwoman Taylor said that the Tree Board knew about it before we did.

Councilwoman Gaitten said that moving forward could we, since this is pretty much a done deal, and these are requirements that we have given the IDA of what we can do for them and what we would like to see as an industry coming in, could we, all of us entities get together then and go okay Hannah, can we pump the brakes for this and can we go after something like this or how does that work moving forward?

Mayor Boyd said that we don't go after industry. Industry and Trade will bring people by us, and Hannah makes connections through developers, and she is authorized to make those deals. When she gets somebody that is serious, she brings it before the IDA. Councilwoman Gaitten said so Hannah sends the incentives, this is what your requirements will have to be in order to get our incentives. So, she has gotten these requirements from somewhere. Where does she get those from? Mayor Boyd said that these are set by the IDA. Councilwoman Gaitten said so the IDA makes the requirements, and the city and county just signs off on it? Mayor Boyd said essentially, if it is something that is industry acceptable. These conditions here are what is normal in the industry. These actually are conservative. Some counties and cities end up giving away a lot more than this in order to attract prospects. Hannah is the one charged with

meeting these companies and negotiating. She has the sole authority to negotiate these deals. She is given this authority by the IDA. You can't have county and city elected officials all trying to make a deal with somebody. Councilwoman Gaitten said that she is not asking for that. She is saying that the city council is getting a little concerned about what it is going to cost us on our end and so how do we move forward in making plans for this?

Councilman McKie said that we as council once upon a time did vote on propositions that we would allow businesses to have if they decided to come here. It was a sliding scale, that was provided to Hannah so that she could go off of that based on what we would allow. Councilwoman Gaitten asked if we could come back to the drawing board with other entities who are also responsible for all of this and see where we move forward? Councilman McKie said that wouldn't be a bad idea. This isn't a bad deal because Bulloch County got jacked over. They did a full 10-year tax abatement and taxpayers had to pay for land, land development and that business over there is not paying anything for 10 years. He said that he is not saying that this is a bad deal and not saying that he doesn't want Metter to grow. He said that his problem is that we are going about it a little too fast. He sees it every day in Effingham.

Councilwoman Kilcrease said that some things are out of your control, so tell me how you would go about controlling the growth at this point. The decision has already been made. You have concerns about Metter growing too quickly, so what would you do? What kind of ideas do you have to slow the process down because this is done. Councilman McKie said that he is not saying that we need to slow it down, but we need to look at the infrastructure.

Councilman Stewart said that the atmosphere of growth has totally changed from last year. It is a whole different item. In fact, due to the logistics, the geographical logistics of what is going on in other counties and they will grow a lot and have a lot more larger industries there. So, because of the geographic of logistics to have something close he doesn't think you will be able to stop it even if you tried because it will come here. And so, he thinks we need to raise the bar a little bit. And he thinks we need code enforcement because it is going to get away and we need an alternative bypass or something to help this. This has been in the plans. It has been talked about for a long time. He said he sees this every day when working out of town and working with these industries, seeing the problems that it can cause. But it could be a lot easier if we just plan and put together stuff that could all work if we just put a little money into that part of the infrastructure to make way for it.

Mr. Crawford said that he and the mayor met with the new DOT District Engineer, and we gave him a list of things and he said they were going to be doing some studies for us on traffic. Councilwoman Gaitten and Councilwoman Taylor said that they are not trying to stop it but how do we get better prepared?

Mr. Crawford said that we had a GSU study done last year that can be the base to look at. We need to look at smart growth and controlled growth. We are still in the position to be able to do that. The biggest thing we need now is housing. Councilwoman Taylor said we need housing for the people already here not the ones coming.

Mayor Boyd said that we have Teresa Concannon on staff. She is a professional planner. We need to bring her in on some of this. We also hired a consultant to help us with our zoning. Mr. Crawford said that the consultant should be done by May. Teresa is working with our city attorney on truck traffic issues. Mayor Boyd said he understands that there are things going on that as far as different tracks people are buying and making plans to do things with, we have different people in town that have owned land a long time.

Mayor Boyd said where people are going to come from is a challenge to everyone. We are going to experience some growing pains. We already have traffic problems when school lets out each day. DOT plans to do traffic studies. Change is hard. If you look at the map of the industrial park, we've got the last 100-acre parcel cost \$1 million dollars. It is worth more than that now. We have several parcels in there and in order to utilize the infrastructure that's going to be in there, the road, we are talking about \$1.4 million dollars to put water, sewer, and a road in there for which the state paid \$500,000. He thanked the council for agreeing on \$600,000 to get that deal done. This has been a 10-year project. This land is part of the original industrial park land that this company is going on. So, we have been waiting a long time for something to happen there. The whole point of the IDA is to bring in manufacturing jobs and industrial type jobs. This is how you build the tax base for your community. Bringing in industrial clients that put these big investments down that you generate your tax base. The mayor thinks this is probably what they preach when you go take industrial development courses. You want to have a percentage of your tax base as this industrial base because it's where all the money is. You won't get all the cash up front, but you will be getting it down the road. It's a way to grow your community. Mr. Crawford said that when we first heard about the Hyundai announcement, he contacted West Point, Georgia where KIA is located and talked to the City Manager there and they did not have that big of an increase in population. They went to the larger cities. The City in Alabama that he talked to had 2000 jobs and 500 increase in population. They are all going to larger areas.

Councilwoman Taylor said that LaGrange is in a mess like Effingham. They got pedestrians directing the traffic because they don't have enough police and fire.

Councilman Stewart said that the thing is that is all coming at once and Metter is about to be involved in some heavy lifting, so we just have to make sure we are prepared to do that heavy lifting. Councilwoman Gaitten said so we have a plan? When do we work together and plan? Councilwoman Taylor said when exactly do we get together and talk about it? Councilwoman Gaitten said that this is all moving so fast. So, we can't keep pushing it off. Mayor Boyd reminded the council that we are having a retreat on February 10, 2024, which will be a good starting point.

Councilwoman Taylor said that this has happened twice, and we still haven't met. Will there be a third or fourth before we can talk about it? Councilman Stewart said you cannot imagine what is about to happen. A lot of people are going to be moving from Statesboro to here. Just the algorithm of what's going on around here has to be an indication of what to prepare for.

Councilwoman Taylor said that there is not even enough electricity in some places. Some places are having to use natural gas because there's not enough electricity for them to do what they need to do. It is a concern.

Mayor Boyd said that another thing we did is we met with the folks that own the land across the interstate around the airport. The airport authority was trying to secure 8 acres for a taxiway. Those folks made a proposal back to sell them the 8 acres, but the price was outrageous. Councilwoman Kilcrease said that is the point. They don't want to sell. Mr. Crawford said they are going to be at our next council meeting to talk about this. Mayor Boyd said that they are the same people that developed the Publix property in Statesboro. They are proud of their property. They are planning on making something over there, but they don't know exactly what, but warehousing is part of it possibly. They want water and sewer, so we have a little bit of a way to negotiate with them. The airport needs the land in order to put a taxiway in on the west end of the field. Without that taxiway they can't get as much money from the FAA for operating the airport. It won't be considered safe enough. So, there are so many moving parts. The airport was considered a hobby airport. With the Hyundai plant being near the Metter airport has wound up being in a very good spot for these companies to come, land here and get on the interstate and get to their locations. So now Metter's airport has become more important. This has put us under the gun to make sure the airport doesn't get stifled or enclosed to the point that we can't do what it is possible to do with it.

Councilman Stewart said that if the State and Governor are behind this then there could be some imminent domain issues. Mayor Boyd said that is another option and it would be up to the city or county to do that. We feel like the county would probably not do it.

Mayor Boyd told the council that he appreciated all of their views. There are some downsides to growth and change is difficult. The road issue is one that we have got to get a handle on. Without a doubt the traffic as to where we want what. We need to get some of that planning in place. He is hoping our consultant can help us with that. Councilwoman Gaitten said we can't stop it, but we can come up with a plan moving forward but you got me on this one. Councilwoman Taylor concurred and said but moving forward this isn't going to work.

After a lengthy discussion, Mayor Boyd called for the vote. The vote was three in favor, one against, and one abstention. Councilwoman Kilcrease, Councilwoman Taylor, and Councilwoman Gaitten voted in favor of the motion. Councilman McKie voted against the motion and Councilman Stewart abstained saying he just needs to understand. The motion carried.

Called Meeting, February 5, 2024

Councilwoman Kilcrease said can't we do some strategic planning on Saturday? Councilwoman Gaiffen agreed. It's not on the agenda for Saturday but we need it. Mr. Crawford said that we can talk about it on the going forward portion of the meeting on Saturday. Strategic planning is going to take more than 5 to 6 hours. Mayor Boyd said that city planning is a long-term continuous process.

ADJOURNMENT

After no further discussion, Councilwoman Kilcrease made a motion to adjourn the meeting at 6:20 p.m. Councilman Stewart seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk

**CITY OF METTER
PUBLIC HEARING
MONDAY, FEBRUARY 12, 2024
5:15 P.M.**

A public hearing was held on Monday, February 12, at 5:15 p.m. in the council chambers at city hall.

Attending the hearing were the following officials:

Mayor Edwin O. Boyd
Councilwoman Rashida Taylor
Councilwoman Victoria Gaitten
Councilwoman Chyrileen Kilcrease
Councilman Gregg Stewart
Councilman James McKie
City Manager Carter Crawford
City Clerk Angie Conner
Fire Chief Jason Douglas
Public Works Director Cliff Hendrix
Police Chief Robert Shore
Director of Tourism/Business Development Heidi Jeffers
Planning Director Teresa Concannon
Jerri Goodman – Metter Advertiser

Attending the hearing were the following guests:

Juan Taylor – Metter Fire Department
Brad Jones – Candler County Commissioner
Jessica Szilagyi – The Georgia Virtue
Representative from GMC Architects

CALL TO ORDER AND WELCOME

Mayor Boyd called the hearing to order and welcomed everyone.

PURPOSE

The City of Metter is applying to the United States Department of Agriculture (USDA) for a loan to build a new fire station.

The purpose of this hearing is to give the citizens an opportunity to become acquainted with the project and to comment on different items.

COMMENTS

Chief Douglas informed everyone that the Fire Department will be sticking with the existing plans that we have had for two years. The only significant change was the color change adopted by council.

Mr. Jones asked what is the budget for this project? Mr. Crawford commented \$4.5 million. Mr. Jones asked how many square feet is the building? Chief Douglas said almost 15,000 square feet. Mr. Jones said \$300 a square foot. Then he asked if the city plans to use a Contract Manager (CM) or a General Contractor (GC)? He said are you going through a general contractor or put it out for the construction manager to do a construction management on this project. Chief Douglas said that we are considering using a general contractor.

Mr. Jones asked why would you choose a General Contractor over a Construction Manager? Chief Douglas said that is what we were advised that would be our best bet. Public Works Director Cliff Hendrix said that we have always used a general contractor on all our projects. Mr. Jones said, "so you do not know if a construction manager would work or not." Mr. Hendrix said that we have never done a construction Manager. Mr. Jones said that most of the stuff that the Board of Education in Candler County does is with a construction manager. They go through the contract manager process where you choose a construction manager. That construction manager works hand in hand with the owner. Most people have good luck out of a construction manager. Mr. Jones said it is more of a personal feel than having a general contractor in my opinion. Mayor Boyd asked is it cost effective? Mr. Jones and Mr. Crawford both agreed that it can be through a construction manager. Chief Douglas said that we are not so far along that we would not explore that option. Mr. Crawford said we had a very capable group come in the other day and talked to me about it.

Mr. Jones said that you would select three to four general contractors to present you with a construction management plan on what they are going to offer you and what their fee is going to be. He said to him you get a lot more negotiations with a construction manager than you would with a general contractor. Mr. Crawford said that is an option we can certainly look at.

Mr. Hendrix said that you still would have to follow public works law to bid it out. Mr. Jones said that you would choose a construction manager and, in that case, send out invitations to two or three construction managers. They would solicit their construction management package to you. Then the board would choose a construction manager. It is like a bidding process. The general contractors go through a bidding process with the owner through a construction management package. At that point, the construction manager puts it out as a bid. Then at the bid opening they bring all the bids back to the table to the owner. Then the owner can look at the bids and decide which path they want to navigate to get the best bang for the buck. Mr. Hendrix said as long as this meets Georgia Public Works law. Mr. Crawford said that it will. You request for proposals and they will handle all your construction maintenance. The one he talked with was very qualified. They have built several fire stations.

Mr. Jones said that your architect will be at the general contractor bid opening and they will give you recommendations of who they have worked with in the past. Mayor Boyd said that sounds good, like a smart option.

Mr. Jones said that if the bids go over \$4.5 million then they will come back and work with you to get it back down to your budget. Mayor Boyd said that this sounds like it gives you a lot more options. Mr. Jones said that this option is more transparent to the owner.

Mr. Jones asked what is the time schedule on this project? Mayor Boyd said that we are waiting to find out about the USDA loan. As quick as they can give us approval, we are ready to go out for bid. Chief Douglas said that it has been a very lengthy process with USDA. Mayor Boyd said that this public hearing is one of the steps required by USDA. We have had the Department of Transportation that had it held up for 60 days. Mr. Crawford said that it has been through several

environmental groups. Mr. Jones asked if the city is borrowing the whole \$4.5 million from USDA? Mr. Crawford said that the city will be borrowing \$3.5 million from USDA. He said that the last interest quote was 3.5%. Mr. Jones asked for how many years? Mr. Crawford said, probably looking at 25 years.

Mr. Jones asked if the other million was coming from SPLOST funds. Mr. Crawford said yes from the current SPLOST and the past. He said that we will have to pay interest on a construction loan first. USDA gives the loan money after you finish construction. We will have to get a construction loan then permanent financing. We will try to get a construction loan from a local bank. Mr. Crawford said we are saying \$4.5 million but we must have a final number.

Mr. Jones asked how long have we been working on the fire station project? Councilwoman Kilcrease said that she has been here for twenty plus years, and we have been talking about it ever since.

Councilman Stewart said that when you get prices like these, they are usually only good for 90 days. Things are so crazy now that it is hard to estimate. Mr. Jones said it will be tough to build that building for \$4.5 million. Councilman Stewart said that he has not looked that closely at the plans. That is what I tell a lot of people when I work directly with these projects. that sometimes you just have to go get your budget numbers and a lot of times that is what helps design the project because you can see what you can and cannot afford. Then you make changes after that. That is why it is constantly evolving. It is hard to shoot from the hip because if you tell somebody it is okay and it is going to be this number here then that number sticks in their mind. Then you have to go back and make compromises.

Mr. Jones asked if was not the fire station bid out in 2003 and got all the way to council and then they did not go through with it? Mayor Boyd said yes at that point it was around \$1.5 million. Mr. Jones asked if was not it over budget then? Mayor Boyd said that it was over budget, and it was nothing like this one. It was very modest compared to this. At that time, we had an all-volunteer fire department.

Mayor Boyd thanked Mr. Jones for his comments. Mr. Jones thanked Mayor Boyd for letting him make the comments.

ADJOURNMENT

After no further comments, Mayor Boyd closed the hearing at 5:30 p.m.

Angie Conner, City Clerk

**CITY OF METTER
REGULAR MEETING
MONDAY, FEBRUARY 12, 2024
5:30 P.M.**

A regular meeting of the city council was held on Monday, February 12, 2024, at 5:30 p.m. in the council chambers at City Hall.

Attending the meeting were the following officials:

Mayor Edwin O. Boyd
Councilwoman Rashida Taylor
Councilwoman Chyrileen Kilcrease
Councilwoman Victoria Gaitten
Councilman Gregg Stewart
Councilman James McKie
City Manager Carter Crawford
City Clerk Angie Conner
Public Works Director Cliff Hendrix
Police Chief Robert Shore
Fire Chief Jason Douglas
Planning Director Teresa Concannon
Director of Economic Development Heidi Jeffers
Jerri Goodman – Metter Advertiser

GUESTS

Juan Taylor – Metter Fire Department
Brad Jones – Candler County Commissioner
Jessica Szilagyi – The Georgia Virtue
Representative from GMC Architects

CALL TO ORDER AND WELCOME

Mayor Boyd called the meeting to order and welcomed everyone.

PLEDGE OF ALLEGIANCE

Councilwoman Taylor led the Pledge of Allegiance.

INVOCATION

Councilwoman Taylor gave the invocation.

APPROVAL OF AGENDA

Councilwoman Kilcrease made a motion to approve the agenda deleting Item 6 (c) – Called Meeting, Monday, February 5, 2024, 5:30 p.m. These minutes will be presented at the next meeting. Councilman McKie seconded the motion, and the vote was unanimous.

APPROVAL OF MINUTES

Councilwoman Kilcrease made a motion to approve the following minutes:

- a) Regular Meeting, Monday, January 8, 2024, 5:30 p.m.
- b) Called Meeting, Friday, January 12, 2024, 11:00 a.m.

Councilman McKie seconded the motion, and the vote was unanimous.

PRESENTATIONS

Mr. Takia Tinsley, representing the New Georgia Project regarding decriminalizing marijuana was listed on the agenda but was not present at the meeting due to weather conditions.

City Manager Carter Crawford gave a presentation regarding the Canoochee River Industrial Park Conceptual Master Plan. He presented the council with documents showing a conceptual plan for putting warehousing on their property. The proposed plan by the developer is to build 1.5 million square feet of warehouse space over the next 10 years at an approximate investment of \$125 million. He said that the pros for the city and county are as follows:

Pros:

- 1. An increase to the city/county tax base.
- 2. Warehouses are not eligible for tax abatement due to the fact that tax abatement is based primarily on job creation. Warehousing has few employees.
- 3. The city and the county can collect both property and inventory taxes.
- 4. Low utility requirements.

Con:

- 1. Lack of job creation.

Development Process:

- 1. Approval of a joint MOU between the city and the developer.
- 2. Annexation of the property into the city.
- 3. Obtain funding for water/sewer and road infrastructure improvements to the developer's property.

The Airport Authority needs some of that property. The authority is to contact an appraiser to determine the fair market value of the property it needs to purchase from the Canoochee River Park developer.

The cost for water and sewer is approximately \$700,000.00 and the cost for revamping and rebuilding Airport Road is approximately \$944,000.00. We will be looking at grants for both of these projects.

Canoochee River had a very high appraiser come in here. The Airport Authority is going to have an appraiser to determine the real fair market value of that property.

This is what was presented to us. We have been dealing with these folks for a couple of years. They first started off with an RV park and now they are looking at warehousing because they have had several contacts from people that are interested in warehouse space.

There are a lot of wetlands on the property. This is a ten-year project. Mr. Crawford asked the council if they had any questions, he could carry back to them. Councilwoman Taylor asked how many people will this employee. Mr. Crawford said not many. It depends on what is in the warehouse.

Councilwoman Taylor asked who are they wanting to pay for the road? Mr. Crawford said the city would need to get a grant after it is annexed into the city. It is in the county now. The city would also be responsible for getting water and sewer to their property line.

Councilman McKie said so in synopsis they want to build this stuff and the city to pay for all of our resources to them (water, sewer and for us to fix the road). Mr. Crawford said that originally, they had offered to pay for it and then we would reimburse them over time but that is not a good option. We told them we would be looking at grants in which we are doing. The key is they must be annexed in the city first.

Councilwoman Taylor said that last time they came they were going to contact the Airport Authority and figure out all of that before they came back to us. So, they have still not figured out the amount with the Airport Authority and this is a new plan that they have presented? Mr. Crawford said this is what the Airport Authority needs. This is the base minimum they need. Councilwoman Taylor asked when they were here before we asked them to work out the details. Mr. Crawford said they gave them an offer which was outrageous. Airport Authority member Cliff Hendrix stated that when the airport gets a grant from FAA, we must have an appraisal done by a certified GDOT appraiser. We had that done and made them an offer and they did not respond for over a year. That offer was somewhere in the neighborhood of around \$600,00.00. They came back with a counteroffer of somewhere around \$6 million.

Councilman McKie asked what is the total acreage we are talking about? Mr. Hendrix stated 7.45 acres. That is all we need to do parallel taxiing at that end. So, since they have now changed, we are gone go in and have another appraisal done since they are changing

the use of the property. We must have that in order to obtain the grant from FAA. Once we have that done, we will make them a counteroffer for that land.

Mr. Hendrix said in regard to the water, the Airport Authority has in their CIP for next year to apply for a grant to run water to the airport, we have been approved for that. So, we should get that grant to help offset the cost of the water to the city for running water out there to the airport. It will terminate right there at the airport. Councilwoman Taylor said that in theory, if the airport is connected to water and sewer then connecting them to that what would be the cost? Mr. Hendrix said that the city would run water to their property line and put a meter on it. That is in the design. They would go from there to their property. Councilwoman Taylor asked if that would be city money? Mr. Hendrix said no, that would be their money.

Mr. Hendrix said that we have this project out for bids now because of the potential business that is coming at the end of Airport Road at the end of the airport. We will have to run water to that new business. We do not have sewer in there, but the airport will help with the funding of the water.

Councilwoman Taylor said so this is \$700,000.00 maybe from city to fund a small group of employers? Mr. Hendrix said that counting the water aspect of that we will not have anything to do with the road. Councilwoman Taylor said that is seems like a lot is on our end. Mr. Crawford said to remember what Terrell was saying about freeing up a lot of LMIG money. That is one of the things we are looking at doing with that.

Councilman Stewart said that these budget numbers are from 2022, so it will probably be a lot higher. Mr. Hendrix said that it will be a little bit higher, but those numbers will still be pretty good. The true numbers will show when we get the bid results back. Councilwoman Taylor asked when do you estimate the appraisal to come back? Mr. Hendrix said that it will probably take four to five months. Councilman Stewart said when you get bids back how are those prices good through? Mr. Hendrix said that we ask them to hold the prices but at least for 90 days. We will bring this to the city council to award the job.

Mr. Crawford said that we are looking at a One Georgia grant for the sewer portion of it. Councilwoman Taylor said so the other benefit besides this company's property what is the other benefits for the city as a whole? Mr. Crawford said those are the major benefits. So, the other benefits since they will not have that many employees there will not be a need for much housing. Another key is that most of the traffic will be going to the interstate. There will still be truck traffic coming through town but most of it will be going east or west on Interstate 16. That is the reason the road is going to have to be widened and improved for heavier traffic. The road down there now is not built for truck traffic. Councilman McKie asked if we have talked with GDOT about a traffic study? Oak Tree Road is in between this and the interstate. Twice a day there is nothing but school kids in and out there. Mr. Crawford said that is one of the concerns we had since we will have more development on that side of the road and the street where the school system comes

out on. We have asked the DOT to look at that. Councilwoman Taylor asked if the study is costing the city money? Mr. Crawford said no.

Mayor Boyd said that in his mind a major benefit is the capital investment that goes into the actual property and inventory of those buildings. Councilman Stewart said it is more for accommodations of future growth. Mayor Boyd said you are benefiting the county and city taxpayers and the school board taxpayers without really impacting your school population or your water and sewer. Other places with warehouses along the interstate are doing very well with their tax benefits. Councilwoman Taylor asked if they owned all the property around them and if it is in the county? Mr. Crawford said they do own all of it and the only way to get utilities and the road improvement is that they annex all of that property into the city. Councilwoman Taylor asked how many acres is that total? Mr. Crawford said four hundred acres. They will have to annex all four hundred acres, not just the parcels in question. Councilman McKie said so that means if we annex all of it and they build something else we will have to run water/sewer to it? Mayor Boyd said that the majority of that property is wetlands. Mr. Crawford said that is why we are just going to their property line. Anything inside their property, they will have to run the water and sewer, but it must be up to our specs for us to let them hook onto our system. They will also have to build a lift station on their side.

After no further comments, Mayor Boyd moved to the next agenda item.

OLD BUSINESS

No old business.

NEW BUSINESS

Statewide Mutual Aid and Assistance Agreement

Councilwoman Kilcrease made a motion to approve the Statewide Mutual Aid and Assistance Agreement. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Resolution – GMA Direct Leasing Program

Councilwoman Taylor made a motion to approve a Resolution authorizing Mayor Edwin O. Boyd to execute a three-year lease supplement for a lease under the GMA Direct Leasing Program, for a 2023 Dodge Durango, issued to the Metter Police Department, in the amount of \$56,390.22 at an interest rate of 5.54%. Councilwoman Kilcrease seconded the motion. Mayor Boyd called for discussion. Councilman McKie asked are we not in a position we can just buy these out right without having to lease them? Mr. Crawford said the only way to do that is to raise taxes. Councilman McKie said he is concerned about the interest rates. Councilman Stewart asked if it is a cash on hand type of situation? Mr. Crawford said we must keep a reserve on hand. After no further comments, Mayor Boyd called for the vote. The vote was unanimous.

Resolution – GMA Direct Leasing Program

Councilwoman Kilcrease made a motion to approve a resolution authorizing Mayor Edwin O. Boyd to execute a three-year lease supplement for a lease under the GMA Direct Leasing Program, for a 2023 Dodge 1500, 2023 Dodge Charger, and equipment, issued to the Metter Police Department, in the amount of \$99,727.82 at an interest rate of 8.85%. Councilman McKie seconded the motion. Mayor Boyd called for discussion. Mr. Crawford explained that what happened here, why the interest rate is higher than the first loan is we were able to get the loan within 60 days so, we got a tax-exempt loan for 5.54%. What happened in this second one is it took more than 60 days to deliver the vehicles and to sign a lease, so under the IRS code you are allowed 60 days for a tax-exempt lease. Due to the delivery of vehicles taking so long we could not meet those IRS requirements therefore; we got an 8.85% interest rate on a taxable lease. This is a problem that we are going to have to deal with due to the IRS code. You cannot get police vehicles within 60 days. We were lucky with the Dodge Durango because it was on the lot. Councilwoman Taylor asked was it the dealer that was taking so long or what? Mr. Crawford said they could not get the vehicles. You order the vehicles then it takes several months to get it. You cannot sign the lease until the vehicles come in. Councilwoman Taylor said she thought we already had those vehicles for a while. Mr. Crawford said that is what he is saying these two vehicles took a long time to get. That is why we got hung in this taxable interest rate. The dealer said he would try to work with us in the future. Councilman McKie asked when does the 60 days start? Mr. Crawford said the 60 days start when you order the vehicle. Councilman McKie asked when were these vehicles ordered? Mr. Crawford said six to seven months ago. Councilwoman Taylor asked so as we move forward, have we thought about or figured out somewhere they have vehicles on the lot? Mr. Crawford said that is something we must look at. Councilman McKie asked if there is another way to finance it? Mr. Crawford said anywhere else is going to be just as much, especially if you go through a bank. Under state law if the city borrows from a bank, they must pay back the loan on December 31st. You cannot borrow for multi years. This GMA lease purchase plan is a special provision in the law that allows us to do that. A bank cannot do it for you. It goes back to the law that one elected body cannot carry over to another elected body. After no further comments, Mayor Boyd called for the vote. The vote was unanimous.

Special Event Alcohol Permit

Councilwoman Kilcrease made a motion to approve a Special Event Alcohol Permit for 303 SE Broad St. (Metter Depot) submitted by Debra Prince, Canoochee Creek Market on Broad, Inc. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Special Event Alcohol Permit

Councilwoman Kilcrease made a motion to approve a Special Even Alcohol Permit for 10 N. Lewis St. submitted by Timothy R. Coleman, Burlap & Lace Market & Coffee Bar. Councilman McKie seconded the motion, and the vote was unanimous.

City of Metter Americans with Disabilities Act Transition Plan

Councilman McKie made a motion to approve the City of Metter Americans with Disabilities Act Transition Plan as required by the Georgia department of Transportation. Councilwoman Taylor seconded the motion. Mr. Hendrix explained that if the city has fifty or less employees then you are not required to have this plan but since we now have over fifty employees, we are required by GDOT to do this ADA Plan. Mr. Hendrix put the plan together. It must be approved by the council. Then it must be submitted to GDOT as soon as possible. All our public buildings meet ADA compliance except the fire station. We indicated in the plan that will be resolved when the new fire station is built. After no questions, Mayor Boyd called for the vote. The vote was unanimous.

Robert's Civil Engineering – Grant Writing Proposal

Councilwoman Kilcrease made a motion to approve a Municipal Grant Writing Proposal from Robertt's Civil Engineering for grant writing services for an Assistance to Firefighter's Grant through the Federal Emergency Management Agency. Councilman McKie seconded the motion. Mr. Crawford said that the fire department is applying for a FEMA grant to buy a fire truck. The cost submitted by Robert's Civil Engineering to write the grant is \$9,250.00. These fees will fold into the grant if we get the grant. Councilman McKie said also they will charge 3% to administer the grant. Are we going to spend \$10,000.00 on something that we do not know if we will get? Mr. Crawford said that he got an email from both of our senators encouraging us to apply. After no further discussion, Mayor Boyd called for the vote. The vote was unanimous.

Lease Agreement Franklin Foods LLC.

Councilwoman Taylor made a motion to approve a lease agreement between the City of Metter and Franklin Foods, LLC d/b/a H. L. Franklin Healthy Honey by and through its president, Laura Tiffany Franklin for property located at 803 ½ Lillian Street, Metter, Georgia. Councilwoman Gaitten seconded the motion. Mr. Crawford said that she will be using our kitchen area in the old school building. She brings honey in and bottles it for retail. She is moving her operation over here from Statesboro. She is a member of our incubator. She will be paying \$1,683 in rent fees to the city. She wants to move in by February 15th. Councilman McKie asked who will be responsible for the maintenance of the building? Mr. Crawford said that the city has made a lot of improvements over there already. Mr. Hendrix said that the mold was removed six to seven years ago. Councilman McKie asked who is ultimately responsible for the care and upkeep of the building? Mr. Crawford said that since she is leasing, it will be up to the landlord for the main upkeep. Councilwoman Gaitten asked if the trash fee will be on their water bill? Mr. Crawford said it will be on their regular bill. Mayor Boyd asked how many employees will she have. Economic Development Director Heidi Jeffers said that she has two right now. After no further questions, Mayor Boyd called for the vote. The vote was unanimous.

Lease Agreement Right Turn Distributors

Councilwoman Kilcrease made a motion to approve a lease agreement between the City of Metter and Southern Automation, Logistics and Technology, LLC d/b/a Right Turn Distributors by and through its president, Stacey Roach for property located at 25 S. Terrell Street. Councilwoman Gaitten seconded the motion. Mr. Crawford said that they are members of our incubator. They will be leasing a portion of the building that Better Fresh Farms is not using for \$770.00 per month. They will be distributing for Better Fresh Farms and Georgia Grown products to small businesses. They will probably need a larger space than that in the future. After no further comments, Mayor Boyd called for the vote. The vote was unanimous.

DEPARTMENTAL REPORTS

The agenda packets contained written reports provided by each department head for the mayor and council to review.

Chief Shore announced that he is short a police officer. He said that they would sign the paperwork with the new animal caretaker on Wednesday for the animal shelter. She will be starting in two weeks. The part-time position person will start on Friday.

Councilwoman Taylor asked if we are doing exit interviews for the officers that are leaving? Chief Shore said yes and no. He knows the reasons why they are leaving. Councilwoman Taylor asked Chief Shore if Missy was also talking with them. He said no that he sits down and talks with them.

CITY MANAGER'S REPORT

Mr. Crawford reported that Tim Coleman, the owner of Bevericks gave notice to public works employees that he is giving them a free lunch tomorrow and he put their picture on Facebook of them working in the rain. That is very nice of him to do that.

Mr. Crawford reminded the council that the city applied for a FEMA grant for two generators in 2018. The grant has now been approved. The problem is we met with the Emergency Management people today and the pricing has changed since then. So, what FEMA is going to do is honor the new pricing when we bid it out. It will take a while to put a new packet together. It will come back to the council for approval before we buy anything. The grant is an 85/15 grant so the city will have to pay 15% of the cost. One generator will be backup to the well in the alley and the other will be portable to pull for all the lift stations.

Mr. Crawford said that they also told us today that they have \$2 million for drainage. The key is you must have a preapplication in by April 1st. The Chief and Public Works Director are working on identifying drainage areas. We have several areas that need some drainage improvements.

Mr. Crawford announced the first budget workshop will be held on Monday, February 26th at 5:30 p.m.

Mr. Crawford said he thought we had a good session on Saturday. We got a lot of things to hop on. The council loaded us up with work to do. A lot of good things came out of that meeting. We will be moving forward trying to accomplish those goals.

MAYOR'S REPORT

Mayor Boyd commented that we had a good retreat facilitated by Terrell Jacobs with GMA. He appreciated everyone being there on Saturday.

Mayor Boyd reminded the council that we have another event tomorrow. The Tree Board is hosting an Arbor Day Event at 10:00 a.m. at the History Museum.

Mayor Boyd informed the council that we have notice of a joint meeting with the county and the Industrial Authority on February 20th at 5:30 p.m. at the county office.

Mayor Boyd said that he is looking forward to finally getting some activity on the fire station to see what we are facing with the money part.

Mayor Boyd said that he is excited about what is going on at the GGIC that continues to expand.

ADJOURNMENT

After no further discussion, Councilwoman Kilcrease made a motion to adjourn the meeting at 6:24 p.m. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk

BASIC

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From: Philip Potter <ppotter@gacities.com>

Subject: GMA Bricks & Mortar

To: craw@planters.net <craw@planters.net>

Date: Tuesday, 05/03/2024 11:00 AM

Show: [raw text](#) [html](#)

Hi again—attached below are a few bullets on the GMA Bricks & Mortar Program with a link to the program website. Please let me know if I can provide any other information. Thanks again, Philip

- Program is structured as a sale leaseback so the City does not need a public referendum to move forward. This also would not count at GO debt for the City.
- External counsel drafts the documents (needed because of real estate) and usually charges ~\$25K. GMA charges a work fee of 0.20% of the transaction amount. And the bank's counsel would charge a fee of around \$7.5K to review. All these fees can be rolled into the transaction amount.
- I send an RFP to the banks and you make the decision on which term sheet works best for you. Happy to use a local banks if you desire but they do need to use our documents (very specific GA statutes that make this work so need to use our docs)
- Current rates would be in the mid 4% range, although this is a point in time estimate and rates have been volatile over the last year. As info, the annual payment on a \$3 million, 20 year transaction at 4.50% is **\$230,628**
- Typically we do not need appraisals, environmental assessments or surveys
- Generally takes ~2 months to close (counsel works to draft a calendar outlining steps to close; we would need a couple of Council Resolutions for this).

<https://www.gacities.com/What-We-Do/Service/Purchasing-Financing/Financing/Bricks-Mortar-Program.aspx>



Philip Potter

Financial Services Manager

Office: 678-686-6274 Fax: 678-686-6374

www.gacities.com

READER ADVISORY NOTICE: This information is intended only for the individual named above. If you received this in error, please call 404-688-0472 to notify the sender, and then delete the email without printing, copying or retransmitting it. In addition, be advised that Georgia has a very broad open records law and that your email communications with GMA may be subject to public disclosure.

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[Contacts](#)

Metter Fire Rescue Response List

Feb-24

Call Type and Jurisdiction

Feb-24

	Structure	Vehicle	Res.	Brush	Inv.	Alarm	Heli.	Haz.	Service	Med.	Other	Total
City	0	0	4	1	0	2	18	1	5	0	0	31
County	0	3	7	19	1	3	0	0	0	2	1	36
Total	0	3	11	20	1	5	18	1	5	2	1	

Total Calls	67
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Total 68 1 Mutual aid given to Emanuel County

Feb-23

	Structure	Vehicle	Res.	Brush	Inv.	Alarm	Heli.	Haz.	Service	Med.	Other	Total
City	0	1	2	0	1	1	14	0	3	5	0	27
County	0	0	1	9	0	2	0	0	0	5	0	17
Total	0	1	3	9	1	3	14	0	3	10	0	

Total Calls	44
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Total 45 1 Mutual aid given to Emanuel County



METTER POLICE DEPARTMENT
FEBRUARY 2024 STATS

		Feb-24	LAST MONTH	LAST YEAR
CITATIONS ISSUED		152	131	79
WARNINGS		138	124	114
ARRESTS		13	19	10
ACCIDENTS		20	11	10
INCIDENT REPORTS		21	48	32
	Cleared by Arrest	7	19	10
	Exceptionally Cleared	0	2	1
	Unfounded	6	5	5
	Felony Cases	5	18	4
	Misdemeanor Cases	16	20	21
	Fowarded to Investigations	11	27	6

<u>Metter Animal Shelter Monthly Report 2024</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>
# Of dogs from the City of Metter	2	8					
# Of dogs from Candler County	30	21					
Total # of dogs	32	29					
# Of cats from the City of Metter	8	4					
# Of cats from Candler County	12	5					
Total # of cats	20	9					
# Of owner reclaimed	2	3					
# Of calls responded to	46	44					
# Of dogs surrendered by owner	0	2					
# Of dogs adopted	7	9					
# Of dogs euthanized	4	4					
# Of dogs deceased at shelter	0	0					
# Of dog bites reported	1	2					
# Of cats surrendered by owner	11	0					
# Of cats adopted	13	4					
# Of cats euthanized	7	3					
# Of cats deceased at shelter	0	0					
# Of cat bites reported	0	0					
Rescue transfer for dogs	18	17					
Rescue transfer for cats	3	0					

REPORT CITY OF METTER

PUBLIC WORKS DIRECTOR

MONTHLY REPORT

FEBRUARY 01 TO FEBRUARY 29, 2024

A. Water and Sewer Department:

Items	Current Month	Last Month	This Month Last Year	YTD CITY FY2024
1. Total number of work orders.	282	209	243	1,240
2. Turn on-New Customers.	19	28	22	189
3. Turn off-Final Billing.	19	24	29	185
4. Reconnect.	51	38	52	389
5. Check for leaks.	07	07	04	70
6. Turn off-non-payment.	51	53	70	481
7. Sewer Problems.	04	05	03	44
8. Discolored Water Calls	00	03	00	244
9. Service calls.	36	27	33	187
10. Busted water mains	00	00	02	07
11. Water taps.	02	00	01	09
12. Sewer taps.	01	00	00	13
13. Meters damaged by customers	03	00	00	12
14. Utilities Protection Center Locate Tickets.	60	24	02	293
15. Water Meters Tested for Calibration	00	00	01	07

B. Roadways and Walkways/Sanitation Department:

Items	Current Month	Last Month	This Month Last Year	YTD CITY FY2024
1. Total number of work orders.	27	60	48	454
2. Amount of junk picked up.	13.82 tons	15.28 tons	26.42 tons	180.48 tons
3. Number of poly carts repaired or replaced.	06	16	05	117
4. Amount of Garbage took to landfill.	131.32 tons	149.87 tons	130.19 tons	1,145.63 tons
5. Amount of yard waste picked up.	63.41 tons	80.01 tons	71.53 tons	653.83 tons
6. Number of potholes repaired.	00	01	03	11
7. Number of tires picked up.	50	36	36	277

C. **Building Inspection Department:**

Items	Current Month	Last Month	This Month Last Year	YTD CITY FY2024
1. Number of Building Permits issued.	01	05	03	21
2. Number of Electrical Permits issued.	02	01	01	09
3. Number of Mobile Home Permits issued.	00	00	00	02
4. Number of Sign Permits issued.	00	00	02	06
5. Number of Land Disturbing Permits issued.	00	00	00	03
6. Number of Fence Permits issued.	00	00	00	04
7. Number of Nuisance Letters sent out	00	01	02	06

D. **Projects:**

1. The 2023 LMIG Project 95% complete.
2. We have started the 2021 TIA Projects for paving of E. Hiawatha St. (85% complete) and sidewalks (70% complete) for S. Lewis St.
3. We have received permits from EPD and GDOT for the water and sewer extension for the property on Airport Road. We have put this project out for bids.
4. We have started the design for the INOIDIC Grant for the downtown parks project.
5. The Sewer Rehabilitation Project has begun and is about 85% complete.
6. We should be ready to put the FY 2024 LMIG Project (N. Leroy St.) out for bids by mid-March.
7. The Water/Sewer and Road Project on W. Lytell St. into the Industrial Park has started.

ADMINISTRATION REPORT
MARCH 2024 MEETING
BY: Angie Conner, City Clerk

A. Permits and Applications:

February Applications

Occupational Tax Registration

1. C's Braiding LLC – 749-A S. Lewis St. – Under Review
2. Scott's Decks and Porches Unlimited – 905 Cedar St. – Approved
3. The Printed Ruby dba Metter Graphics – 13 S. Rountree St. – Approved
4. Majorbagg Alert Merchandise – 305 Central Ave. – Under Review

Building Permit

1. Wyatt Colley – 370 S. Leroy St. – Approved
2. Blue Steel Welding – 1040 E. Hiawatha St. – Under Review

Electrical Permit

1. James Wesley Holloway – 70 Bulloch St. – Approved
2. Gloria Johnson – 523 N. Leroy St. - Approved

Special Event Alcohol Permit

1. Burlap & Lace Market and Coffee Bar – Paint Party – 2/13/2024 - Approved

Park/Special Event Permit

1. C.C. Family Connection – Food Distribution – 2/27/24 – Approved
2. Jessica Gonzalez – Wedding Ceremony – 2/24/24 – Approved
3. Vizionary Impact – Juneteenth Parade – 6/1/24 – Approved
4. Communities in Schools – Movie Night – 4/12/24 – Approved
5. Communities in Schools – Yard Sale Fundraiser – 4/27/24 - Approved

February Building Rental

Depot - \$ 1,350.00

Community Center - \$ 500.00

Debit/Credit Card, E-Checks (Payments made with cards in City Hall and Online)
February 2024

Number of Transactions – 502

Total Amount - \$43,741.83

Tasks

- Continue to assist with the USDA Loan Application for the new fire station.
- Assisting auditor with the FY 2023 audit.
- Held the Arbor Day Celebration – Historical Society Building – February 13, 2024, 10:00 am. We had great participation from the Historical Society, Action Pact Senior Citizen Group, Boys & Girls Club, Public Works Department, and the Metter Tree Board. A live oak was planted on the Historical Society property. Smoky Bear was also in attendance. The Historical Society provided refreshments.
- Tweaking the new city website and phone app.
- Assisted with organizing the City Council Planning Retreat.
- Attended city, county and IDA meeting on February 20, 2024.
- Attended pre-budget workshop on February 26, 2024.
- Cindy Collins and Angie Conner attended the International Institute of Municipal Clerks Region III Conference in Columbus, Georgia on Wednesday, February 28, 2024 – Friday, March 1, 2024. Georgia Clerks hosted the conference this year. During the conference we attended the IIMC Athenian Leadership Dialogue that was based on the book, *It Worked For Me In Life and Leadership*, by Colin Powell. We attended the panel discussion on Creative Solutions to Today's Problems. We attended the general session that was taught by Chief Jesse Evans, Chief of Police, Acworth, Georgia regarding the Laws of Leadership. We also volunteered to work at the welcome table and hand out gifts.
- Attended a Planning Commission Meeting to approve the final plat for Robert Bell – Foxridge Subdivision located off Martin Luther King, Jr. Blvd.
- Missy Edenfield and Angie Conner attended a workshop in West Point, Georgia on Thursday, March 7, 2024 regarding Workforce Development through Georgia Economic Development program.