

CITY OF BUCHANAN
Minutes of Work Session
January 20th, 2025

Mayor: AJ Scott.

Council Members: Steve Holcombe, Ron Moser, Sterling Moore, and Angie Hood were present.

Department Heads: City Clerk Sherry Taylor, Police Chief David Ratner, and Horatio Bell.

Purchasing Policy: The City Clerk's office personnel created a purchasing policy based off our current practices and what is stated in the charter. The council reviewed the policy and suggested that the requirement for bids should not be limited just to construction projects. The lawyer confirmed that they can be more restrictive but not less restrictive than the Charter. This will be tabled until the next meeting.

Personnel Policy: Mrs. Taylor discussed the changes in the personnel policy. In the personnel policy it states that our new proposed office hours would be Monday and Tuesday 8:00 a.m. through 5:30 p.m., Wednesday 8:00 through 12:00 p.m., Thursday 8:00 through 5:30 p.m., and Friday 8:00 through 5:00 p.m. The other minor changes included corrections on how we accrue sick time, the paid holidays that we receive, how new hires accrue vacation leave, and we also removed where the policy refers to a City Manager.

Babloo Bagga: Not present.

Ashley Blue and Amy Connole: Mrs. Blue and Mrs. Connole expressed their concerns to the council concerning the safety hazards on Highland Avenue. They requested the council to install speed bumps on Highland Avenue, between Depot Street and East Head Avenue to attempt to slow speeding drivers, where there are many children that play daily. Mrs. Hood asked where they would like the speed bumps installed. They responded that they would like them installed between Depot Street and East Head Avenue on Highland Avenue. Mr. Holcombe asked if this would be a problem for the buses. Mrs. Connole, a current bus driver for Haralson County, stated that the speed bumps would not be an issue. Mr. Moser asked Chief Ratner if there had been any complaints. Chief Ratner stated that there have been issues, and he does have officers patrolling that area. The council requested that Mr. Bell get quotes for 4 speed bumps and the council can review them at the next meeting.

Mayor Scott: Mr. Scott adjourned the meeting.

Mayor Scott: Mr. Scott re-opened the work session to hear Mr. Bagga's request due to his unpunctual arrival.

Babloo Bagga: Mr. Bagga presented the council with his plans for the gas station at 3686 Highway 27 in Buchanan. They are not allowed to obtain an alcohol license since their front door and the church's front door is less than 300 feet away. They asked the council to make an exception, so they can obtain an alcohol license. Mayor Scott informed them to get the exact distance from door to door between the church and the business. The lawyer informed the

council that they would have to make an ordinance amendment if they were considering accepting this request. This item will be added to the next regular session council meeting.

Mayor Scott: Mr. Scott adjourned the meeting.

Adjourn

CITY OF BUCHANAN
Minutes of Regular Council Meeting
January 20th, 2025

Mayor: AJ Scott.

Council Members: Steve Holcombe, Ron Moser, Angie Hood, and Sterling Moore were present.

Department Heads: City Clerk Sherry Taylor, Police Chief David Ratner, and Horatio Bell.

Mayor Scott: Calls the meeting to order. The invocation and the Pledge of Allegiance was led by Mayor Scott.

Mayor Scott: Mr. Scott asked for a motion to approve the agenda with the removal of Tires for 2024 Chevrolet GMC Public Works Truck. Ron Moser made a motion to approve the agenda with the removal of Tires for 2024 Chevrolet GMC Public Works Truck. Sterling Moore seconds the vote. Motion carried 4-0.

Mayor Scott: Mr. Scott asked for a motion to approve the minutes for October 21st, 2024. Sterling Moore made a motion to approve the minutes for October 21st, 2024. Angie Hood seconds the vote. Motion carried 4-0.

Jana Gentry: Not present.

Health Insurance Renewal: Mrs. Heath informed the council that the renewal information is the same as when she met with them in December. After going over the options for the city, Mrs. Heath suggested that the council approve the renewal of the current Health, Dental, and Life plans. Angie Hood made a motion to approve the renewal of the current Health, Dental, Vision, and Life plans. Ron Moser seconds the vote. Motion carried 4-0.

Parnell Insurance Renewal: Mr. Parnell went over the renewal information that was presented to the council in December. The renewal plans have decreased by about one-third. Mr. Parnell is suggesting that we renew the plan as presented. Angie Hood made a motion to approve the renewal as presented. Ron Moser seconds the vote. Motion carried 4-0.

Waiving Annexation Fees: Mr. Scott asked for a motion to approve the waiving of annexation fees for 6 months, ending July 20th, 2025, as an incentive for surrounding properties that receive our services to annex into the City. Sterling Moore made a motion to approve the waiving of annexation fees as presented. Angie Hood seconds the vote. Motion carried 4-0.

Intent to Opt out of Homestead Exemption: Mayor Scott invited the Chief Appraiser from the Haralson County Assessors office to answer any questions the council may have about the new Homestead Exemption. Mr. Smith clarified that this exemption does not affect the 65 and older exemption that is already in place. The previous format assumes a 5 percent fair market value increase per year and assessed (taxable) value also increases 5 percent a year. Citizens only have two assessed values (City and County/School). The Floating homestead exemption assumes a 5 percent annual fair market value increase and assumes a 3 percent Inflationary increase to the assessed (taxable) value. If the School System opts out, citizens would have three

assessed values. (City, County, and School). This public hearing is just giving the City of Buchanan options, if they did not advertise to opt out they would automatically be opted in the exemption.

Public Hearing: Mayor Scott asked for a motion to open the public hearing. Angie Hood made a motion to open the public hearing. Ron Moser seconds the vote. Motion carried 4-0.

Public Comment: No public comment.

Mayor Scott: Mayor Scott asked for a motion to close the public hearing. Sterling Moore made a motion to close the public hearing. Ron Moser seconds the vote. Motion carried 4-0.

Annexation Application submitted by Bremen Farms, LLC to annex 32.90 acres of 0088 0001 and re-zone to General Commercial C-2: Mr. Grayson presented his plans for the 32.90 acres of parcel 0088 0001 to the council. They plan to have an RV/hospitality space with rental cottages. They also want a commercial village that includes an artist maker space, micro-brewery/distillery, café, and stores for the visitors and residents. They would also offer a farm stand from their local farmer to attract visitors and residents to the property. The C-2 requested zoning gives them the flexibility for the variety of things they are wanting to do.

Public Hearing: Mayor Scott asked for a motion to open the public hearing. Sterling Moore made a motion to open the public hearing. Ron Moser seconds the vote. Motion carried 4-0.

Public Comment: No public comment.

Mayor Scott: Mayor Scott asked for a motion to close the public hearing. Ron Moser made a motion to close the public hearing. Sterling Moore seconds the vote. Motion carried 4-0.

Mayor Scott: Mayor Scott asked for a motion to approve the annexation and re-zoning request made by Bremen Farms, LLC to annex 32.90 acres of parcel 0088 0001 and re-zone it as General Commercial C-2 pending recording of the plat. Angie Hood made a motion to approve the annexation and re-zoning request made by Bremen Farms, LLC to annex 32.90 acres of parcel 0088 0001 and re-zone it as General Commercial C-2 pending recording of the plat. Ron Moser seconds the vote. Motion carried 4-0.

Appointment of Max Crook to the Buchanan Housing authority Board: Ron Moser made a motion to approve the appointment of Max Crooks to the Buchanan Housing Authority Board for a one-year term. Sterling Moore seconds the vote. Motion carried 4-0.

Appointment of Donny Rainey to the Buchanan Housing authority Board: Steve Holcombe made a motion to approve the appointment of Donny Rainey to the Buchanan Housing Authority Board for a two-year term. Ron Moser seconds the vote. Motion carried 4-0.

Appointment of Debra Thompson to the Buchanan Housing authority Board: Sterling Moore made a motion to approve the appointment of Debra Thompson to the Buchanan Housing Authority Board for a three-year term. Angie Hood seconds the vote. Motion carried 4-0.

Appointment of Gene Fields to the Buchanan Housing authority Board: Ron Moser made a motion to approve the appointment of Gene Fields to the Buchanan Housing Authority Board for a four-year term. Steve Holcombe seconds the vote. Motion carried 4-0.

Water Rate Increase: Mayor Scott went over the water rate increase with the council. Mrs. Taylor explained that they are requesting a 3 percent increase for inside water rates and a 5 percent increase for outside water rates. Ron Moser made a motion to approve the water rate increase as presented. Sterling Moore seconds the vote. Motion carried 4-0.

Emergency Mixer Motor for Digester at Sewer Plant: Mr. Bell informed the council that the department had to make an emergency purchase in the amount of \$4,477.20, with the approval of Mayor Scott, to replace the mixer motor for the digester at the Sewer Plant. Mayor Scott asked the council to formally vote on the purchase and replacement of the mixer motor for the Digester at the Sewer Plant. Ron Moser made a motion to approve the emergency purchase for the mixer motor for the digester at the Sewer Plant. Steve Holcombe seconds the vote. Motion carried 4-0.

Replacing pipes at Young Street Pump Station: Mr. Bell explained to the council that the pipes at the Young Street Pump Station need to be replaced as soon as possible. Ron Moser made a motion to approve the purchase of replacing the pipes at the Young Street Pump Station in the amount of \$5,998.84 using SPLOST funds. Sterling Moore seconds the vote. Motion carried 4-0.

Purchasing Water/Sewer Parts: Mr. Bell asked the council to approve the purchase of water/sewer parts to stock up on their inventory. Ron Moser made a motion to approve the purchase water/sewer parts in the amount of \$2,810.86 using water and sewer general funds. Sterling Moore seconds the vote. Motion carried 4-0.

Departmental Updates

Police Chief, David Ratner: Mr. Ratner updated the council on crime and statistics for the months of November and December. Mr. Ratner is also looking at hiring an additional night shift officer.

City Clerk, Sherry Taylor: Mrs. Taylor informed the council that she and the Deputy Clerk will be attending Clerks Class in Jekyll, February 2nd through the 5th. The department has been working on collecting property taxes and business licenses renewals. The accounting clerk is working on getting W-2s and 1099s out now. There was a lot of good feedback on the Bell Tower Bash, everyone loved the fireworks. Mrs. Glore and Mr. Bell have been working together to submit the 2025 LMIG grant to pave Evelyn S Wade Blvd. The city has also received their completion certificate from 120Water for the Lead and Copper Inventory.

Public Works Department: Mr. Bell updated the council on the public works department. They repaired several leaks on Pine Street, Park Heights Street, and several on Tallapoosa Street. They have a list of road patch projects that they will start once the weather gets warmer. Mr. Bell has also noticed an issue with our fat oil grease levels at our sewer plant. Mr. Bell has sent out letters to all properties requesting a letter of intent to install an inground grease trap to

eliminate this issue. In addition, Mr. Scott requested that Mr. Bell prioritize the quotes for the water tank on Carrollton Street.

Personnel Policy: Mrs. Taylor asked the council to approve the updated personnel policy as presented in the work session. Ron Moser made a motion to approve the updated personnel policy as presented in the work session. Sterling Moore seconds the vote. Motion carried 4-0.

Mayor Scott: Mr. Scott asked for a motion to go into executive session. Ron Moser made a motion to go into executive session. Sterling Moore seconds the vote. Motion carried 4-0.

Executive Session-Personnel

Mayor Scott: Mr. Scott asked the council for a motion to come out of executive session. Ron Moser made a motion to come out of executive session. Sterling Moore seconds the vote. Motion carried 4-0.

Hiring of Public Works Director: Ron Moser made a motion to hire Horatio Bell as the new Public Works Director. Sterling Moore seconds the vote. Motion carried 4-0.

Mayor Scott: Mr. Scott asked for a motion to adjourn the meeting. Sterling Moore made a motion to adjourn the meeting. Steve Holcombe seconds the vote. Motion carried 4-0.

Adjourn