



**REGULAR MEETING MINUTES OF THE CITY COUNCIL
OF THE CITY OF NEOGA, CITY COUNCIL CHAMBERS
MUNICIPAL BUILDING 533 CHESTNUT
MARCH 18, 2002, 7:00 P.M.**

CALL TO ORDER

Mayor Mercer called the meeting to order at 7:00 p.m. Those present were: Commissioners Altman, Varner, Modglin, Warner, and Mayor Mercer.

MINUTES

Commissioner Altman made the motion, seconded by Commissioner Modglin, to approve the regular meeting minutes of March 4, 2002. Yeas, Commissioners Altman, Varner, Modglin, Warner, and Mayor Mercer. Nays, none. Motion carried. 5-0

Commissioner Modglin made the motion, seconded by Commissioner Varner, to approve the special meeting minutes of March 7, 2002. Yeas, Commissioner Varner, Modglin, Warner, Altman, and Mayor Mercer.

PUBLIC AFFAIRS

PUBLIC INPUT ON PROPOSED WEAN TO FINISH HOG FACILITY

Tom Strohl, representing Neoga CURL thanked the Council for their letter to the County Board. He said that he had been contacted by Chris Apke and Apke is still considering locating the facility a little farther out and spreading on the same farm fields. Strohl stated some others would like to address the Council. John Brown told the Council that he lived at the end of 6th street and felt his home would be greatly impacted by such a facility and simply did not want to see one located there. James Brown of 606 Walnut, said if such a facility was located it would be practically in their back yard. He was very concerned about the odor from this type of facility and the spreading of manure. Mrs. Conley stated that she lives in a duplex at Heartland Christian Village. She noted that she came back to Neoga to live out her remaining years and the thought of the spreading of manure and a facility of this type being located adjacent to her home is abhorrent to her. She said she would have to sell out and move away if it happened. Mrs. Conley requested permission to show a video depicting the problems the State of Georgia has encountered over these types of facilities. Mayor Mercer explained that we did not have a TV VCR set up and were not able to accommodate this showing at this meeting, however, he said we would be happy to place a Video Showing on the agenda for the next meeting.

Mayor Mercer asked for further comments, no comments were forthcoming. Mayor Mercer stated we would return to the agenda and began the regular meeting. Loren Heal became agitated, jumped up and yelled, that this was the most important thing that has happened to this

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community and we were just going on with a regular meeting. Mayor Mercer told Heal to set down and calm down or he would be removed from this meeting. Mercer stated that the City Council has been working on this problem long before CURL ever became involved. He stressed that letters have been written, legislators along with the Department of Agriculture, and Pork Producers have been contacted by phone and letter to discuss this matter. He stated that copies of the letters and responses received from Republican Leader Lee Daniels was available for anyone to read. Additionally, Mayor Mercer stated that the City Council is committed to do all they can to block this facility from locating at this particular site. The regular meeting was resumed.

APPOINTMENT OF TWO REPRESENTATIVES TO SERVE ON THE BOARD FOR CCDC

Commissioner Modglin made the motion, seconded by Commissioner Altman, to appoint City Clerk Patricia Ehrhart, and Gary Kuhns to represent the City of Neoga on the Cumberland County Development Corporation Board. Yeas, Commissioners, Varner, Modglin, Warner, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

LIQUOR LICENSE FEES

Liquor License fees for several surrounding communities were given to each Commissioner for review. It was noted that there has been no raise in fee charges since the original Ordinance was approved. For review and information only.

UPDATE CITY BROCHURE

It was reported that the City's brochure is more than ten years old, therefore all statistical data and quality of life information is no longer valid. The City Clerk was instructed to begin the process of getting cost estimates to bring the brochure up to date.

SALARY REVIEW FOR POLICE OFFICER TRAVIS EASTON

Mayor Mercer reported that Police Chief Mattern has asked the Council to review the hourly wage for Officer Easton. He noted that Easton has not received a raise for three years. After discussion Commissioner Warner made the motion, seconded by Commissioner Altman to raise Easton's salary to \$13.00 per hour. Yeas, Commissioners Varner, Warner, Altman, Modglin, and Mayor Mercer. Nays, none. Motion carried. 5-0

FINANCE

MONTHLY BILLS

After review of the monthly bills Commissioner Modglin made the motion, seconded by Commissioner Altman, to pay the bills in the amount of \$33,636.39. Yeas, Commissioners Altman, Varner, Warner, Modglin, and Mayor Mercer. Nays, none. Motion carried. 5-0

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TREASURER'S REPORT

The previous month statement of fund balances was given each commissioner. After review of the same, Mayor Mercer ordered that the statement of fund balances be placed in the files of the City Clerk.

ACCEPTANCE CERTIFICATE NATIONAL CITY BANK

Council considered the Acceptance Certificate from National City Bank for the Lease/Purchase Agreement for South Rt. 45 water main. This form signify's that the project is complete and that the City is satisfied with the project and performed all of it's obligations in regards to the financing. Commissioner Varner made the motion, seconded by Commissioner Modglin, for Mayor Mercer and/or City Clerk Ehrhart to sign said certificate. Yeas, Commissioners Varner, Warner, Modglin, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

STREET'S AND ALLEY'S

CULVERT FOR 10TH STREET

Superintendent Douglas reported that the culvert for 10th Street has been purchased and they will be installing it as soon as possible.

JOINT MEETING WITH COUNCIL & PLANNING /ZONING BOARD

Zoning Chairman Rex Lindley stated they had requested this joint meeting to gain incite and input from the Council on what their thought process were on certain issues. IE: the re-zoning of the old Legion property now owned by ROMAR. Lindley stated the Zoning Board felt they had followed proper procedure and the Council did not allow a change in zoning for the entire parcel of 10 acres. Commissioner Warner stated that it is not the intent of the Council to second guess the Zoning Board. In fact it is the Council's feeling that as time goes on the Council will be able to totally rely on the Zoning Boards recommendations. However, Warner did say that it is the preference of the Council not to blanket Zone a large area without specific plans being submitted as to exactly what will be built in that area. It would be much better to re-zone only the area that they intend to develop at that particular time. Additionally, the Zoning Board can and should require extension site layout plans, so they can be comfortable with the proposed construction.

The Council stated they would like to stick as close as possible to the City's Comprehensive Plan with considering zoning changes. It is their intent to keep zoning the same as planned using variances rather than zoning change when feasible. It was noted that there will always be loopholes, and judgement calls will have to be made. Both the City Council and the Zoning Board have the same intention, to protect citizens. It was agreed that the zoning board would review the City Plan and try to utilize it's intent when making zoning decisions.

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The City Clerk was instructed to have city attorney Glenn Braden re-schedule a Public Hearing to hear a request from Larry Lindley for a zoning variance.

ADJOURN

Commissioner Modglin made the motion, seconded by Commissioner Altman, to adjourn the regular meeting of March 18, 2002, at 8:30 p.m. Yeas, Commissioners Altman, Modglin, Varner, Warner, and Mayor Mercer. Nays, none. Motion carried. 5-0

Gary A. Mercer, Mayor

Patricia D. Ehrhart, MMC, City Clerk

04/01/02
Approved by the City Council