

CITY OF ELBERTON
REGULAR MEETING OF THE MAYOR AND COUNCIL

Monday, September 14, 2015 – 5:30 p.m.

Pursuant to due call and notice thereof the meeting of the Mayor and Council convened at 5:30 p. m. on Monday, September 14, 2015 in Council Chambers of the Municipal Building, 203 Elbert Street with Mayor Guest presiding.

Present were: Council Members Butler, Colquitt, Hunt, Prince, and Seymour; City Attorney Jenkins, City Manager Dunn and City Clerk Churney.

Mayor Guest called the meeting to order. He led the assembly in the Pledge of Allegiance and prayer.

Council Member Hunt motioned to approve the minutes of the August 3 meeting, seconded by Council Member Butler and the motion passed unanimously (Butler, Hunt, Prince, Colquitt, Seymour).

Controller Kevin Eavenson presented the Financial Report through July 2015 is enclosed for review.

General Fund	\$ 4.4 million
Combined Utilities Fund	\$ 31.1 million
Elberton Technology Services Fund	\$ 994,415
Solid Waste Fund	\$ 43,889
Unrestricted Investments-General Fund and Utility Fund	\$ 7.5 million
Restricted Investments (SPLOST & Utility Funds)	\$ 3.2 million

Council Member Colquitt placed Ordinance 2190 on first reading with a heading as follows:

ORDINANCE 2190

**AN ORDINANCE TO AMEND CHAPTER 16, ENVIRONMENT, AND TO REPEAL
CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.**

The Ordinance was read in its entirety.

Council Member Colquitt placed Ordinance 2191 on first reading with a heading as follows:

ORDINANCE 2191

**AN ORDINANCE TO AMEND CHAPTER 10, BUSINESS, AND TO REPEAL
CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.**

The Ordinance was read in its entirety.

The Resolution awarding a contract for the Elbert Hotel Renovation Project was considered at the August meeting. Also at the August meeting, the Resolution was read in its entirety, motioned for adoption by Council Member Butler, seconded for adoption by Council Member Seymour. However, during discussion, Council Member Colquitt tabled the Resolution until the September meeting, which was seconded by Council Member Hunt. Council Member Colquitt motioned to remove the Resolution from the table for consideration, seconded by Council Member Seymour and the motion passed unanimously with a vote of 5-0 (Butler, Hunt, Colquitt, Prince and Seymour).

RESOLUTION

A RESOLUTION OF THE CITY OF ELBERTON AWARDING A CONTRACT FOR THE ELBERT HOTEL RENOVATION PROJECT (THE "PROJECT") IN RESPONSE TO A REQUEST FOR BIDS DATED APRIL 29, 2015 AND OPENED JUNE 2, 2015, AND FOR OTHER PURPOSES.

WHEREAS, the City of Elberton acquired property on the southern side of the Public Square known as the Samuel Elbert Hotel property in April 2012; and

WHEREAS, the Mayor and Council of the City of Elberton have previously engaged the architectural firm of Rutledge Alcock Architects to study the building, examine its condition, and to development a feasibility analysis for renovation back to a commercial use in downtown Elberton; and

WHEREAS, the Mayor and Council have thoughtfully reviewed architectural renderings and a proposed feasibility plan with estimated cost projections and building layouts of a 27-room hotel and restaurant; and

WHEREAS, the Mayor and Council recognize the economic development need in downtown Elberton for a project of this scope, along with a need to retain an important historic treasure on the downtown square; and

WHEREAS, the Mayor and Council have previously adopted a Resolution at its meeting on March 16, 2015 that determined and found that it is in its best interest of the citizens of Elberton to undertake this renovation project to enhance the quality of life of Elberton, and to stimulate long-term economic growth and opportunity.

NOW, THEREFORE, be it resolved by the Mayor and Council of the City of Elberton in an open meeting duly assembled, and it is hereby resolved by the authority thereof, as follows:

Section 1: The low cost bidder from the bid opening of June 2, 2015, the CloverLeaf Group LLC from Athens, Georgia, is hereby awarded a contract for construction and renovation of the Elbert Hotel and the associated site improvements to the property including the rear parking lot and streetscape areas in the amount of \$4,007,174 (Four million Seven thousand One hundred Seventy-four Dollars). The bid documents and requirements and construction specifications are incorporated into this Resolution by reference.

Section 2: The contract amount is based on the acceptance of the Base Bid of \$3,974,223; plus Bid Alternate #2 for the Elevator refurbishment in the amount of \$237,401; less savings identified by the contractor and architect from the Base Bid in the amount of \$204,450.

Section 3: The City Manager and City Clerk are authorized and directed to execute contract documents with the CloverLeaf Group LLC to effect the award of the contract authorized by this Resolution.

Section 4: All resolutions or parts of resolutions in conflict herewith are hereby repealed.

The Council discussed the Resolution and discussed cost saving alternatives. No motion was made to amend the Resolution so Mayor Guest called for the question and the motion to adopt passed unanimously with a vote of 5-0 (Butler, Hunt, Colquitt, Prince and Seymour).

The Resolution to purchase a parcel of property was considered at the August meeting. Also at the August meeting, the Resolution was read in its entirety, motioned for adoption by Council Member Colquitt, seconded for adoption by Council Member Seymour. However, during discussion, Council Member Prince tabled the Resolution until the September meeting, which was seconded by Council Member Butler. Council Member Prince motioned to remove the Resolution from the table, seconded by Council Member Butler and the motion to remove from the table passed unanimously (Butler, Hunt, Colquitt, Prince and Seymour). Mayor Guest asked if there was any discussion. Hearing none he called for the question. The motion failed by a vote of 0-5 0 (Butler, Hunt, Colquitt, Prince and Seymour).

Council Member Butler motioned to approve the consent agenda, seconded by Council Member Seymour and the motion passed unanimously (Butler, Hunt, Prince, Colquitt, Seymour).

1. Approved the expenditures that exceed the city manager’s purchasing authority.

Department: Electric Tools and supplies for pulling wire for re-conductoring jobs 20 6-foot extension arms, 15 pole mount extension arms, 32 stringing blocks, 32 crossarm brackets, 16 safety hooks, 48 clevises	
Vendor:	Bid Amount:
Irby Recommended	\$15,837.00
Altec	\$18,330.00
Gresco	\$19,067.70

Recommendation based on low bidder.

Department: Electric Poles for re-conductoring job on Circuit 1542 (Railroad Street) plus stock to complete a full loan. 44 poles in heights of 35’, 45’, 50’, and 55’	
Vendor:	Bid Amount:

Ace Pole Co.	Recommended	\$11,962.00
Cox Industries		\$12,220.00

Recommendation based on low bidder

Department: Electric		
Wire for re-conductoring job on Circuit 1542 (Railroad Street)		
22,780 feet of .336 aluminum ACSR; 6,095 feet of 1/0 aluminum ACSR; #6 copper reels		
Vendor:		Bid Amount:
Power Supply Co.	Recommended	\$13,787.40
Irby		\$15,472.05
Gresco		\$17,558.65
HD Supply		\$17,928.85

Recommendation based on low bidder.

2. Accepted the Millage Rate Certification for tax year 2015.
3. Accepted the Mayor's appointment of Cindy Loyd and Anna Grant Jones to the Historic Preservation Commission.

City Manager Dunn presented the following reports:

- Report on Expenditures reportable under Sec. 2-173 and Sec. 2-177.
- Monthly report on the activities of various departments.

There being no further business to come before Council, upon proper motion and second the meeting was adjourned.