



120 North Essa Street, Lake Park, Georgia 31636
City Hall 229-559-7470
Fax 229-559-7499

City of Lake Park
Regular Council Meeting Minutes
February 04, 2025
6:00 pm

Members present were Mayor Jena Sandlin, Council Member Michelle Lane, Council Member Busby Courson, Council Member Oscar Griffith and Council Member Carl Spano

Staff Present: Deputy Clerk Christian Colson, Police Chief Ed Yarbrough, Fire Chief Matt Ryan, Maintenance Supervisor Billy Jones, Maintenance Technician Eli Johnson

Mayor Jena Sandlin called the meeting to order.

Mayor Jena Sandlin led the invocation.

Mayor Jena Sandlin led the pledge.

Minutes: Mayor Sandlin called for the review and approval of the Minutes. Council Member Michelle Lane made a motion to approve the Minutes of the January 7, 2025, and the Called Meeting of January 13, 2025. Council Member Carl Spano seconded the motion. The motion passed 4-0.

Council Member Carl Spano asked to make a motion before we continue to strike Executive session for Minutes Review from the agenda for the day. For this purpose Lisa Johnson, City Clerk, is not in attendance and needs to attest those Minutes. Council Member Michelle Lane seconded the motion. The motion passed unanimously, 4-0

Mayor Sandlin called for Citizens who have concerns they would like to bring to the Council's attention. She reminded residents that the time was limited to three minutes and asked them to state their name, address and concern at the podium.

CITIZENS' CONCERNS:

- Arthur Keckley – 315 4-H Club Rd – Asked for an update on the engineers about the ditches on 4-H Club Rd. Council Member Carl Spano responded that we have received only 1 quote from an Engineer, Carter and Sloope, who would be approved as the Engineer. We would be reaching out to them to start surveying and determining the scope of work of the project to move forward. Arthur Keckley inquired about a time frame. Council Member Carl Spano stated his guess would be at least another 90 days or so before we can realistically start anything. We do have a path forward, it's not idle, it is just a slow process.

- Gloria Luke – 201 4-H Club Rd – Ask how was the HB581 going to be discussed, if we are OPT IN or OPT OUT. Council Member Carl explained that he was going to discuss some key points later in tonight's meeting on New Business. Gloria Luke asks if she needed to ask questions. Council Member Carl Spano stated there will be 3 public hearings to have in-depth discussions. Mayor Jena Sandlin stated everyone will be able to talk then.

Mayor Sandlin called for Department Head's Reports.

➤ **REPORTS OF OFFICERS/DEPARTMENT HEADS:**

Fire Department: Fire Chief Matt Ryan

- Gave monthly call report, noting a correction that the report stated December when it should say January.
- Thanked Council Member Carl Spano for his offer to purchase the Class A uniforms for the firefighters.
- Reported he is still looking at the budget to see where the purchase of a CAD system could come out of.
- Reported a complaint, stating you have all seen the emails going back and forth about the busted water line. Mr. Billy came out Thursday night to fix it. He figured the work order process started there, him putting the work order in and there was no need for him to report it back to Lisa. The water pipe was not fixed until Saturday, when he fixed it. He stated we must have water on at the Fire Station. There was an email back on it that the Fire Department does not generate revenue, so it wasn't a top priority. We must have water on at the fire station, if dispatched to an accident call and get blood on our gear we must come back and wash it off immediately. If dispatched to a fire and get chemicals on our gear, we must wash it off immediately to get the chemicals off. So, we can't go weeks without water or even 3 days. He stated the Volunteer Fire Department noticed that gas was leaking on the heater. He stated it ended up being low gas in the tank, there is a chemical place in the tank that produces an odor smell. I started the work order process for that through Lisa on an email.
- Fire Chief Matt Ryan asked for any questions. Council Member Busby Courson stated, my question, which has nothing to do with you, is what was more precedent or the bigger priority. Fire Chief Matt Ryan stated, he doesn't know what was more precedent because he doesn't know what the work orders are like in the office.
- Council Member Osar Griffith asked what was the deal with the illegal burns? Fire Chief Ryan response, illegal burns we had one person burning mattress and one guy burning on Marion and Lakes without a blower or a pit.

Police Department: Chief Ed Yarbrough

- Presented activity report.
- Reported that the flock system was paying for itself.
- Reported there was a social media talk about running stop signs at Broadway and Collins, along with complaints from the school Officer Jennings there. After being made aware of complaints, we have dedicated more time to watching Stop Signs and have written multiple citations. Writing the citations seems to have had an effect and the running of the stop signs have let up now. It seems to have Self Corrected.

- Reported that Council Member Busy Courson asked to put the radar speed limit sign back up on 4-h Club Rd. It is up and running. We will give it 30 days to collect data to report back to Council. Council Member Busby Courson asked to then place it at a secondary location on 4-H.
- Noted that speeding tickets are written very little, and majority of citations issued are expired tag with suspended registration or expired tag with suspended registration, no insurance, suspended driver license.
- Reported that there had been no major calls or cases. A couple of identify theft cases at the bank, one of which was turned over to GBI.
- Council Member Oscar Griffith, noted to Chief that Council may not know but Corporal Colson should be commended. He was involved in a foot chase last week. Council Member Oscar Griffith expressed concerned disappointment that the 911 dispatch did not dispatch additional agents out when Corporal Colson did not respond to her multiple call outs. Police Chief Yarbrough stated that this pursuit was the stolen car hit on the flock system on Marion, referenced in the monthly report.
- Noted that they are trying to change their schedule times, to have more coverage time including the weekends.

Maintenance/Public Works Department: Eli Johnson, Billy Jones

- Eli Johnson presented the activity report.
- Reported that maintenance replaced and straightened multiple signs in the city.
- Reported that they filled in 3 potholes; Billy Jones stated the locations were Ricks and over by the Post Office.
- Reported that basic maintenance on riding equipment, such as mover and backhoe was complete. Noted they inspected any items that may need maintenance that is beyond the ability of staff.
- Reported completed multiple work orders and GA811 locates.
- Council Member Carlo Spano asked who watches the Contract Labors. Several times Council Member Carl Spano has witnessed them while in the median, on their phones, just sitting, or doing anything but actually working for the city. Eli Johnson stated that with Billy Jones training him, they are strapped for time as they are usually always working together. He stated they do check in times on the Contract Labors.
- Council Member Carlo Spano asked for an update on the Chlorometer. Eli Johnson stated that he located a manual and read on the operating system of the Chlorometer, it operates as should and requires a setting change when reading LOW and HIGH chlorine.
- Council Member Carl Spano asked for an update on the backhoe quote to repair the leaking hydraulic and the bucket. Billy Jones stated that the hydraulic leak is the priority repair and the only way to receive an estimate on repairs would be for the repair company to take it apart to assess the damage inside. Council Member Carlo Spano requested they get a quote for the cost of getting a diagnostic.
- Eli Johnson noted that after starting to clean-up the workshop; he noted there are missing hand tools and incomplete sets of tools. Council Member Carl Spano asked for ideas of the number of tools needed and for Public Works to get a price for the tools.
- Council Member Oscar Griffith noted that someone had cut up a large tree and placed they trimmings on the side of the road on Broadway. Council Member Carl Spano questioned if it may have been the school. Mayor Jena Sandlin asked that it be investigated tomorrow February 5th, 2025, and speak with the Superintendent on the school project.
- Billy Jones stated that the Oak Tree removal on Broadway was supposed to begin this past Saturday by the contractor Case Tree Services. It was postponed due to not being able to locate an open dump.

Administration: Deputy Clerk Christian Colson

- Presented the Administration report.
- Reported that one engineer proposal was received by Carter & Sloope, including engineering for grants and aid to find grants to match our needs, and noted these would be on file at the city hall and are subject to viewing upon request. The expected first project is to begin with the drainage on 4-H Club, Sheavette and Broadway.
- Reported in the packet a copy of the Work Order policy submitted for review and approval. Noted this policy is the one of many that Administration is formulating to get down on paper, to have documented system. If there are any questions or concerns, they could be addressed to Lisa Johnson.
- Reported ordinances are out of date and require council participation. Administration is asking for the council to appoint or approve a volunteer to assist with that process.
- Reported that SPLOST IX will be on referendum on the November ballot, which it needs to be identify the priorities of the Capital Projects for the next five years. Noted Departments Heads should reach out to Lisa Johnson as soon as possible to schedule an appointment to discuss their department needs.
- Stated Council Member Carl Spano will report on HB 851 later after Old Business.

Financial Reports- Council Member Carl Spano

- Reported financials are doing better than expected at this time of year.
- Reported a higher amount of property tax payments have come in and some business licenses have also paid their business tax license, which makes our revenue above average.
- Noted that we have not officially closed FY 2024, the starting balances for FY 2025 haven't been set so some categories may appear as an odd negative amount. City Clerk Lisa Johnson is still validating amounts before she can close out the FY 2024.
- Mayor Sandlin called for approval of the Financial Reports.
- Council Member Busby Courson made a motion to approve the unaudited Financial Reports for January 2025. Council Member Carl Spano seconded the motion. The motion passed unanimously, 4-0.

Old Business

- Storage: Council Member Busby Courson reported the following quotes:
 - All Metal Buildings proved a metal building priced at \$14,293.80- 30'x36' enclosed with a roll up door and man door. Price does not include slab and wiring.
 - Reliable Construction Group, LLC provided a pole barn style priced at \$44,870.00- 25'x30' enclosed with a roll up door, man door, and slab. Price does not include wiring.
 - Quonset Hut starting priced at \$20,000.00 - \$30,000.00 then addition \$10,000.00 on slab and \$600.00 or \$700.00 for wiring. Maybe way out of our budget.
 - Cook Portable building priced at \$11,299.00 - 12'x28' enclosed with double door, windows, man door, and price includes Taxes, set up, and delivery. No foundation required. Price does not include wiring. This would be sufficient for just records. Council Member Carl Spano noted it would need insulation.
 - Conventional Wood building floor plan priced at \$65,000.00- \$95,000.00- 26'x32'- that would be on slab. Various prices due to contract pricing and material pricing.
 - Storage shipping containers (Conexus) priced at \$5,724.00- for 2-8x8x40 delivered and set up. One can be modified for half maintenance office space and other half maintenance storage. Mayor Jena Sandlin asked if this would have an additional cost for wiring Council Member Busby Courson stated yes and noted what money is saved out of the \$25,00.00

budget, we could use to digitalize the records. Also noted a different size Conexis can be purchased, to get the discount we must get two regardless of size.

- Council Member Michelle Lane made a motion to approve Storage shipping containers (Conexis) priced at \$5,724.00- for 2-8x8x40 solution. Council Member Carl Spano seconded the motion. The motion passed unanimously, 4-0.
- Engineer Proposals: Deputy Clerk Christian Colson noted one engineer proposal was received; these would be on file at the city hall and are subject to viewing upon request.
- Broadway Easement- Council Member Busby Courson reported that according to our city charter we have access and the right to clean out the drainage and easements. We can't mess with the adjoining property. Suggest we supply the contract laborers from Trejo with knee-high rubber boots and have them assist with cleaning out the Broadway Easement as soon as possible due to its overgrown and full of water now. Mayor Jena Sandlin stated we would let the Maintenance take care of that.
- Fencing Quotes: Deputy Clerk Christian Colson reported the following quotes:
 - Carver, LLC DBA Boatenreiter Fence and fabrication; noted he was who made the repairs after the last storm. 3 options were given for City Hall.
 - Option 1 \$13,900.00 For materials and labor to be removed, disposed of and replace 545' of 6' chain link fence with 3 strands of barbed wire and wind screen
 - Option 2 \$10,500.00 - \$11,500.00 For materials and labor to use existing material that is not damaged and replaced 545' of 6' chain link fence with 3 strands of barbed wire and wind screen
 - Option 3 \$13,500.00 For materials and labor to be removed, disposed of 545' of 6' chain link fence with 3 strands of barbed wire and wind screen. For material and labor to install approximately 545' of 6' wood privacy fence except the 30' double drive gate, 4' walk gate and 20" roll gate will remain chain link with wind screen
 - The price of \$1,400.00 for the Cemetery for materials and labor to remove, dispose of and repair 4' chain link fence in various spots was contingent on picking one of the options for City Hall.

Note the quote was received in December 2024 and the cost may differ some. No time frame given.

- Superior Fence & Rail priced a Chain Link fence for \$8,381.50 for City Hall, Wooden Fence for \$19,860.40 for City Hall, and Cemetery Chain Link Fence repair for \$4,766.80. Note this company was 6 to 12 months out installation time.
- Sims Fence noted they are 14 to 16 weeks out installation time. Chain Link fence for City Hall at \$4,600.00 and Chain Link fence for Cemetery at \$8,050.00.
- Council Member Michelle Lane questioned; we do have coverage for this storm damage from our insurance. Deputy Clerk Christian Colson stated we have received the adjusters reports but the Cemetery is not covered under insurance.
- Council Member Oscar Griffith asked for length chain link that was to be replaced, Council Member Carl Spano stated according to one of the quotes 545' at 6' height for City Hall. Deputy Clerk Christian Colson agreed and noted the Cemetery was 4' height.
- Council Member Michelle Lane made a motion to approve Carver, LLC DBA Boatenreiter Fence and fabrication Option 3 \$13,500.00, with Cemetery for \$1,400.00. Member Carl Spano seconded the motion. The motion passed unanimously, 4-0.

New Business

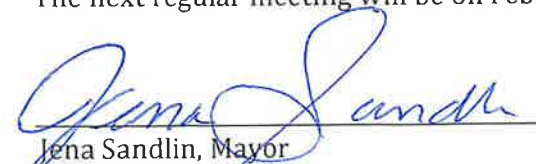
- HB 581 – Council Member Carl Spano reported that HB 581 is a brand-new constitutional amendment that was put on the ballot in November and passed. Adds a floating homestead exemption option for city and county to adopt. If you currently own a house and it's a primary residence you have the option of getting a homestead exemption meaning they take the value of your house reduced by 60% and the remaining 40% is this divided by 1000 and multiplied by the millage rate and you have your tax bill. The floating homestead exemption locks in that the county comes out every 3 years and re-assesses your property based on current marketing conditions we believe your property is now worth x. Sometimes it increases 20,000 or even 100,000. HB 581 says we are going to lock it in so the evaluation of your house cannot exceed the consumer price index, basically the rate of inflation. Example if inflation rate is 3% your value cannot increase more than 3%. The base line or starting value is the value of your property for 2024. If we opt-in that is what you base would start at and would not increase your value more than the rate of inflation. We have until March 1st, 2025, to decide. We can opt out which will require us to have 3 public hearings to explain to the people, get public comments. We have not decided which way we are going yet, so it was decided to have the 3 public hearings anyway to get the public's thoughts. Public hearings are scheduled for:
 - February 11th, 2025, at 10:00 AM
 - February 13th, 2025, at 6:00 PM
 - February 20th, 2025, at 6:00 PM is Called meeting on which the vote to opt in or out will take place.
- Reported that if we opt out no changes will be made. If we opt in, your valuation will be locked into the rate of inflation and your tax bills will look more complicated than they do now due to the county, city, and school will all be different.
- Noted the way the law is currently written we will be a permanent choice. If we opt in, we can never opt out. If we opt out, we can never opt in.

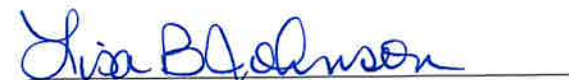
Mayor Jena Sandlin remind the citizens of the public hearing dates:

- February 11th, 2025, at 10:00 AM
- February 13th, 2025, at 6:00 PM
- February 20th, 2025, at 6:00 PM

Council Member Busby Courson made a motion to adjourn. Council Member Carl Spano seconded the motion. The motion passed unanimously, 4-0.

The next regular meeting will be on February 4, 2024, at 6:00 pm.


Jena Sandlin, Mayor
3/4/2025
Date


Lisa Johnson, City Clerk
March 4, 2025
Date

Seal