

Milledgeville City Council
City Hall – Council Chambers
119 East Hancock Street
January 22, 2019
6:30 PM

Milledgeville City Council met in regular session on Tuesday, January 22, 2019 at 6:30 PM in the Council Chambers of City Hall with Mayor Mary Parham-Copelan presiding. Members of Council present were Denese Shinholster, Walter Reynolds, Jeanette Walden, Steve Chambers, Collinda J. Lee and Richard Mullins.

Others present were Barry Jarrett, Jimmy Jordan, Bo Danuser, Melba Hilson-Butts, Billy Hobbs, Will Slayton, City of Milledgeville Department Heads and members of the public.

Mayor Parham-Copelan called the meeting to order at 6:30. The Clerk called roll and a quorum of members of Council was declared present.

Mayor Parham-Copelan said a prayer and then led the Pledge of Allegiance.

Mayor Parham-Copelan presented a Georgia Association of Water Professionals Lifetime Membership Award to Barry Jarrett and Jeanette Crawford for thirty years of membership.

Mayor Parham-Copelan made opening remarks and then gave the 2019 State of the City address. In her address, she discussed street improvements and resurfacing, Streetscape 4, Sewer upgrades in Riverview Subdivision made with Community Development Block Grant funds, water system infrastructure improvements including the use of Georgia Finance Authority Grant funds, the water treatment plant upgrade engineering, sewer line improvements, Police Department and Fire Department activities including grants and awards, upgrades to the pavilions in the city parks including new pavilions and park entrance signage. Mayor Parham-Copelan discussed and outlined upcoming 2019 projects including new gateway entrance signs and finding way signs, grants to improve downtown including facade grants, continued well managed budgeting, maintaining a strong and well-funded pension fund, continued promotion of city employee health and welfare through grants for a health fair and finally the development of a new city-wide website. Mayor Parham-Copelan discussed the outside agencies the City of Milledgeville worked with closely and/or helped fund. These agencies included Allied Arts, Twin Lakes Library System, and the Central State Hospital Local Redevelopment Authority. She discussed future projects including the Fishing Creek Community Trail extension, the housing study completion and examination in housing, downtown improvements, traffic flow improvements in some areas, improvements to blighted areas, a storm water audit and improvements to current infrastructure and the plan to apply for additional Community Development Block Grants.

Mayor Parham-Copelan continued with the agenda and moved the next item.

Motion Mr. Mullins, second Mr. Chambers to adopt the January 8, 2018 Council meeting minute and the January 2, 2018, January 9, 2018, January 23, 2018, March 13, 2018, March 20, 2018, May 21, 2018, May 30, 2018, June 12, 2018, October 10, 2018, October 17, 2018, November 13, 2018, November 20, 2018, December 17, 2018, and December 19, 2018 closed session minutes.

On vote aye: Ms. Shinholster, Mr. Reynolds, Mrs. Walden, Mr. Chambers, Dr. Lee and Mr. Mullins. The motion carried and the minutes were approved.

Mayor Parham-Copelan stated that there was no old business and moved to new business.

The Clerk read Ordinance O-1901-01 by caption stating that this was the first reading of an ordinance amending the ordinance passed and adopted on the 10th day of December, 2002, known as The Land Development Code of the City of Milledgeville, Georgia. The ordinance rezones property located at 1200 North Elbert Street (aka 1209 North Jefferson Street) from SFR2 to PD.

The ordinance was presented as follows:

ORDINANCE O-1901-01
(FOR READING ONLY)

AN ORDINANCE AMENDING THE ORDINANCE PASSED AND ADOPTED ON THE 10TH DAY OF DECEMBER 2002, KNOWN AS "THE LAND DEVELOPMENT CODE OF THE CITY OF MILLEDGEVILLE, GEORGIA." ORDINANCE REZONES PROPERTY LOCATED AT 1200 N. ELBERT ST (aka: 1209 N. JEFFERSON ST) FROM SFR2 TO PD (Planned Development).

WHEREAS, The Milledgeville Housing Authority did submit to the Milledgeville Planning and Zoning Commission for review and recommendation, a request that The Land Development Code of the City of Milledgeville, Georgia, be amended so as to change the use district designation of the property hereinafter described from SFR2 to PD and;

WHEREAS, the Milledgeville Planning and Zoning Commission, in session duly called and assembled, considered said request by Milledgeville Housing Authority and said Commission _____ proposed amendment and thereafter notified The Mayor and Aldermen of the City of Milledgeville of its decision thereof; and

WHEREAS, more than fifteen days prior to the date set for said public hearing, the Building Inspector of the City of Milledgeville, caused to be erected on the hereinafter described land, public notice signs, of at least twelve square feet each, and in conspicuous places upon said property, upon which was printed the information as to the proposed change and the date and time of the public hearing before the Mayor and Aldermen of the

City of Milledgeville, all as is shown by the affidavit of said Zoning Secretary attached to the original petition filed in this matter; and

WHEREAS, notice of the time and place of said hearing was duly published in The Union Recorder, a newspaper having general circulation in the City of Milledgeville, on the ____ day of _____, 2019, all as is set forth in an affidavit of Keith Barlow, Publisher of said newspaper, and attached to said original petition filed in this matter; and,

WHEREAS, The Mayor and Aldermen of the City of Milledgeville held a public hearing on said proposed amendment on the ____ day of _____, 2019 at 6:30 P.M., at the City Hall.

NOW THEREFORE BE IT ORDAINED by the Mayor and Aldermen of the City of Milledgeville, and it is ordained by authority thereof:

SECTION I. That the ordinance passed and adopted on the 10th day of December 2002, known as "The Land Development Code of the City of Milledgeville, Georgia", be and the same maybe amended as follows: The Zoning Map referred to in said ordinance and made

a part thereof is hereby amended as follows: The Zoning Map referred to in said ordinance and made a part thereof is hereby amended by changing all of the portion of the hereinafter described land that is designated as SFR2 to PD upon the expressed condition that said areas are to be used for purposes authorized under the PD District, and said land being described as follows:

Legal Description

Property is described as being addressed 1200 N. Elbert St (aka: 1209 N. Jefferson St), Baldwin County Tax Map M79 Parcel 130. Property is further described in Exhibit A.

SECTION II. All provisions of said Ordinance passed and adopted on the 10th day of December, 2002, known as "The Land Development Code of the City of Milledgeville, Georgia", not in conflict herewith are hereby reaffirmed.

First Read this 22nd day of January, 2019.

Mary Parham-Copelan, Mayor

ATTEST:

Bo Danuser, Clerk

Graham Homes Legal Property Description

A parcel of land situated in the 320th General Militia District, City of Milledgeville, Baldwin County, Georgia, said parcel being more particularly described as follows:

Beginning at the intersection of the Northerly Right of Way of Pritchard Drive (50' Public R/W) and the Easterly Right of Way of North Jefferson Street (Variable Public R/W), said point lying on a curve to the left, said curve having a radius of 2717.55 feet, a central angle of 04 degrees 05 minutes 07 seconds, a chord bearing of North 18 degrees 44 minutes 34 seconds West, and a chord distance of 193.73 feet; thence leaving said Northerly Right of Way of Prichard Street run along the arc of said curve and said Easterly Right of Way of North Jefferson Street for a distance of 193.77 feet to a found concrete monument, said point marking the intersection of the aforesaid right of way of North Jefferson Street and the Southerly Right of Way of Grimes Avenue (40' Public R/W); thence leaving said Easterly Right of Way run North 57 degrees 28 minutes 07 seconds East along the aforesaid Southerly Right of Way of Grimes Avenue for a distance of 522.62 feet to a found nail, said point marking the intersection of said Southerly Right of Way with the Westerly Right of Way of North Elbert Street (100' Public R/W); thence leaving said right of way run South 63 degrees 44 minutes 53 seconds East for a distance of 130.65 feet to a found 1/2 inch rebar, said point lying on the Easterly Right of Way of the aforementioned North Elbert Street; thence leaving said Right of Way run North 57 degrees 04 minutes 51 seconds East for a distance of 589.03 feet to a found 1/2 inch rebar, said point lying on the Westerly Right of Way of Oconee Street (40' Public R/W); thence leaving said Right of Way run North 78 degrees 35 minutes 16 seconds East for a distance of 40.18 feet to a found 1/2 inch rebar, said point lying on the Easterly Right of Way of the aforementioned Oconee Street; thence leaving said Right of Way run North 56 degrees 56 minutes 27 seconds East for a distance of 199.31 to the centerline of a creek; thence run along the centerline of said creek the following calls:

South 03 degrees 55 minutes 36 seconds East for a distance of 37.01 feet;
South 13 degrees 05 minutes 04 seconds West for a distance of 27.08 feet;
South 27 degrees 42 minutes 37 seconds West for a distance of 25.87 feet;
South 43 degrees 50 minutes 56 seconds West for a distance of 22.12 feet;
South 03 degrees 03 minutes 13 seconds West for a distance of 22.30 feet;
South 13 degrees 42 minutes 49 seconds East for a distance of 19.02 feet;

thence leaving the centerline of said creek run North 75 degrees 27 minutes 10 seconds East for a distance of 301.70 feet to a found 1/2 inch rebar, said point lying on the Westerly Right of Way of Orchard Hill Road (40' Public R/W); thence run South 32 degrees 51 minutes 23 seconds East for a distance of 287.78 feet to a found nail, said point lying on the Easterly Right of Way of Orchard Hill Road; thence leaving said Right of Way run North 66 degrees 30 minutes 22 seconds East for a distance of 205.97 to a found 1/2 inch rebar; thence run South 24 degrees 28 minutes 20 seconds East for a distance of 464.16 feet to a found 1/2 inch rebar; thence run South 72 degrees 24 minutes 54 seconds West for a distance of 289.91 feet to a Found Concrete Monument, said point lying on aforementioned Easterly Right of Way of Orchard Hill Road; thence run South 68 degrees 37 minutes 55 seconds West for a distance of 58.93 feet to a Found Concrete Monument, said point lying on the Westerly Right of Way of the aforementioned Orchard Hill Road; thence run South 74 degrees 15 minutes 16 seconds West for a distance of 314.60 feet to a point on the centerline of the aforementioned creek; thence run along said Creek the following calls:

South 24 degrees 59 minutes 48 seconds East for a distance of 6.09 feet;

South 25 degrees 00 minutes 23 seconds East for a distance of 62.91 feet;
South 23 degrees 31 minutes 56 seconds East for a distance of 88.96 feet;
South 16 degrees 42 minutes 00 seconds East for a distance of 83.32 feet;
South 14 degrees 44 minutes 29 seconds East for a distance of 81.01 feet;
South 15 degrees 56 minutes 31 seconds East for a distance of 79.48 feet;
South 12 degrees 07 minutes 16 seconds East for a distance of 19.69 feet;
South 34 degrees 15 minutes 03 seconds East for a distance of 31.06 feet;
South 03 degrees 43 minutes 46 seconds East for a distance of 50.46 feet;
South 03 degrees 39 minutes 54 seconds East for a distance of 45.09 feet;
South 09 degrees 41 minutes 09 seconds East for a distance of 54.08 feet;
South 12 degrees 38 minutes 17 seconds West for a distance of 24.42 feet;
South 19 degrees 01 minutes 15 seconds West for a distance of 23.59 feet;
South 09 degrees 03 minutes 19 seconds East for a distance of 50.47 feet;
South 18 degrees 23 minutes 07 seconds East for a distance of 52.69 feet;

Thence leaving the centerline of said creek run South 74 degrees 54 minutes 24 seconds West for a distance of 748.55 feet to a calculated point, said point lying on the aforementioned Easterly Right of Way of North Elbert Street; thence run North 13 degrees 50 minutes 41 seconds West along said Right of Way for a distance of 139.80 feet to a point; thence run North 13 degrees 50 minutes 41 seconds West for a distance of 50.01 feet; thence run North 13 degrees 50 minutes 41 seconds West along said right of way for a distance of 239.58 feet to a point, said point marking the intersection of said right of way with the Southerly Right of Way of Highland Avenue (50' Public R/W); thence run North 13 degrees 50 minutes 41 seconds West for a distance of 50.01 feet to a point marking the intersection of said Easterly Right of Way and the Northerly Right of Way of Highland Avenue (50' Public R/W); thence leaving said Easterly Right of Way run North 30 degrees 11 minutes 41 seconds West for a distance of 354.82 feet to a found 1/2 inch rebar, said point lying on the Westerly Right of Way of the aforementioned North Elbert Street; thence leaving said Right of Way run South 79 degrees 04 minutes 42 seconds West for a distance of 422.92 feet to a found 1/2 inch rebar, said point lying on the aforementioned Easterly Right of Way of North Jefferson Street; thence run North 13 degrees 53 minutes 40 seconds West along said Right of Way for a distance of 165.30 feet to a concrete monument, said point also lying on a curve to the left, said curve having a radius of 2771.11 feet, a central angle of 00 degrees 34 minutes 38 seconds, a chord bearing of North 15 degrees 21 minutes 16 seconds West, and a chord distance of 27.92 feet; thence run along the arc of said curve and said Right of Way for a distance of 27.92 feet to a point, said point marking the intersection of said Easterly Right of Way and the Southerly Right of Way of the aforementioned Pritchard Drive; thence run North 23 degrees 07 minutes 03 seconds West for a distance of 50.68 feet to a point, said point lying on the aforementioned Northerly Right of Way of Pritchard Drive; thence run South 74 degrees 21 minutes 12 seconds West along said Right of Way for a distance of 47.19 feet to the POINT OF BEGINNING.

Less and Except the Rights of Ways known as Pritchard Drive, North Elbert Street, Evans Avenue, Oconee Street, Highland Avenue, and Orchard Hill Road.

Said parcel contains 1,474,358 Square Feet or 33.833 Acres.

Property is further described as being addressed as 1200 North Elbert Street (aka: 1209 N. Jefferson Street), Baldwin County Map M79 parcel 130.

Mayor Parham-Copelan assigned the ordinance to the Planning and Zoning Commission.

The Clerk read Ordinance O-1901-02 by caption stating that this was the first reding of an ordinance amending the ordinances passed and adopted on the 10th day of December, 2002, known and The Land Development Code of the City of Milledgeville, Georgia. The ordinance rezones part of the property located at 300 Pearl Drive containing approximately 12.118 acres from CC to MR2.

The ordinance was presented as follows:

ORDINANCE O-1901-02
(FOR READING ONLY)

AN ORDINANCE AMENDING THE ORDINANCE PASSED AND ADOPTED ON THE 10TH DAY OF DECEMBER 2002, KNOWN AS "THE LAND DEVELOPMENT CODE OF THE CITY OF MILLEDGEVILLE, GEORGIA." ORDINANCE REZONES PART OF PROPERTY LOCATED AT 300 PEARL DRIVE, CONTAINING APPROXIMATELY 12.118 ACRES, FROM CC TO MR2 (MULTI-FAMILY RESIDENTIAL 2)

WHEREAS, Green Development, Inc. did submit to the Milledgeville Planning and Zoning Commission for review and recommendation, a request that The Land Development Code of the City of Milledgeville, Georgia, be amended so as to change the use district designation of the property hereinafter described from CC to MR2 and;

WHEREAS, the Milledgeville Planning and Zoning Commission, in session duly called and assembled, considered said request by Green Development, Inc. and said Commission _____ proposed amendment and thereafter notified The Mayor and Aldermen of the City of Milledgeville of its decision thereof; and

WHEREAS, more than fifteen days prior to the date set for said public hearing, the Building Inspector of the City of Milledgeville, caused to be erected on the hereinafter described land, public notice signs, of at least twelve square feet each, and in conspicuous places upon said property, upon which was printed the information as to the proposed change and the date and time of the public hearing before the Mayor and Aldermen of the City of Milledgeville, all as is shown by the affidavit of said Zoning Secretary attached to the original petition filed in this matter; and

WHEREAS, notice of the time and place of said hearing was duly published in The Union Recorder, a newspaper having general circulation in the City of Milledgeville, on

the ____ day of _____, 2019, all as is set forth in an affidavit of Keith Barlow, Publisher of said newspaper, and attached to said original petition filed in this matter; and,

WHEREAS, The Mayor and Aldermen of the City of Milledgeville held a public hearing on said proposed amendment on the ____ day of _____, 2019 at 6:30 P.M., at the City Hall.

NOW THEREFORE BE IT ORDAINED by the Mayor and Aldermen of the City of Milledgeville, and it is ordained by authority thereof:

SECTION I. That the ordinance passed and adopted on the 10th day of December 2002, known as "The Land Development Code of the City of Milledgeville, Georgia", be and the same maybe amended as follows: The Zoning Map referred to in said ordinance and made a part thereof is hereby amended as follows: The Zoning Map referred to in said ordinance and made a part thereof is hereby amended by changing all of the portion of the hereinafter described land that is designated as CC to MR2 upon the expressed condition that said areas are to be used for purposes authorized under the MR2 District, and said land being described as follows:

Legal Description

Property is described as being addressed 300 Pearl Drive, Baldwin County Tax Map 086 Parcel 087A containing approximately 12.118 acres. Property is further described in Exhibit A.

SECTION II. All provisions of said Ordinance passed and adopted on the 10th day of December, 2002, known as "The Land Development Code of the City of Milledgeville, Georgia", not in conflict herewith are hereby reaffirmed.

First Read this 22nd day of January, 2019.

Mary Parham-Copelan, Mayor

ATTEST:

Bo Danuser, Clerk

EXHIBIT A
Ordinance O-1901-02

"LEGAL DESCRIPTION PARCEL A"

All that tract or parcel of land situate, lying and being part of Land Lot 308, First Land District, 318TH. G. M. District, Milledgeville, Baldwin County, Georgia. Said parcel of land contains 12.118 acres and is bounded as follows: on the West by Butler Family Holdings, LLLP; on the Northwest by North Columbia Hotel Group LLC; on the North by Green Development Inc.; on the East by Green Development Inc., Christopher and Joy M. Kepes, Regina M. Kerbo, Melody Jordan, Fanta M. T. Jordan and Sakina Jordan and Alvin and Tarraine Smith; and on the South by the right-of-way of Pearl Drive. Said parcel of land has an address of 300 Pearl Drive and is part of Tax Map 086 Parcel 087A.

Property is further described as being part of Baldwin County Tax Map 086 Parcel 087A being currently addressed as 300 Pearl Drive and containing 12.118 acres

Mayor Parham-Copelan assigned the ordinance to the Planning and Zoning Commission.

The Clerk read Ordinance O-1901-03 by caption stating that this was the first reading of an ordinance amending the ordinances passed and adopted on the 10th day of December, 2002, known The Land Development Code of the City of Milledgeville, Georgia. The ordinance rezones part of the property located at 300 Pearl Drive containing approximately 8.575 acres from CC to SFR.

The ordinance was presented as follows:

ORDINANCE O-1901-03
(FOR READING ONLY)

AN ORDINANCE AMENDING THE ORDINANCE PASSED AND ADOPTED ON THE 10TH DAY OF DECEMBER 2002, KNOWN AS "THE LAND DEVELOPMENT CODE OF THE CITY OF MILLEDGEVILLE, GEORGIA." ORDINANCE REZONES PART OF PROPERTY LOCATED AT 300 PEARL DRIVE, CONTAINING APPROXIMATELY 8.575 ACRES, FROM CC TO SFR (SINGLE FAMILY RESIDENTIAL)

WHEREAS, Green Development, Inc. did submit to the Milledgeville Planning and Zoning Commission for review and recommendation, a request that The Land Development Code of the City of Milledgeville, Georgia, be amended so as to change the use district designation of the property hereinafter described from CC to SFR and;

WHEREAS, the Milledgeville Planning and Zoning Commission, in session duly called and assembled, considered said request by Green Development, Inc. and said Commission _____ proposed amendment and thereafter notified The Mayor and Aldermen of the City of Milledgeville of its decision thereof; and

WHEREAS, more than fifteen days prior to the date set for said public hearing, the Building Inspector of the City of Milledgeville, caused to be erected on the hereinafter

described land, public notice signs, of at least twelve square feet each, and in conspicuous places upon said property, upon which was printed the information as to the proposed change and the date and time of the public hearing before the Mayor and Aldermen of the City of Milledgeville, all as is shown by the affidavit of said Zoning Secretary attached to the original petition filed in this matter; and

WHEREAS, notice of the time and place of said hearing was duly published in The Union Recorder, a newspaper having general circulation in the City of Milledgeville, on the ____ day of _____, 2019, all as is set forth in an affidavit of Keith Barlow, Publisher of said newspaper, and attached to said original petition filed in this matter; and,

WHEREAS, The Mayor and Aldermen of the City of Milledgeville held a public hearing on said proposed amendment on the ____ day of _____, 2019 at 6:30 P.M., at the City Hall.

NOW THEREFORE BE IT ORDAINED by the Mayor and Aldermen of the City of Milledgeville, and it is ordained by authority thereof:

SECTION I. That the ordinance passed and adopted on the 10th day of December 2002, known as "The Land Development Code of the City of Milledgeville, Georgia", be and the same maybe amended as follows: The Zoning Map referred to in said ordinance and made a part thereof is hereby amended as follows: The Zoning Map referred to in said ordinance and made a part thereof is hereby amended by changing all of the portion of the hereinafter described land that is designated as CC to SFR upon the expressed condition that said areas are to be used for purposes authorized under the SFR District, and said land being described as follows:

Legal Description

Property is described as being addressed 300 Pearl Drive, Baldwin County Tax Map 086 Parcel 087A containing approximately 8.575 acres. Property is further described in Exhibit A.

SECTION II. All provisions of said Ordinance passed and adopted on the 10th day of December, 2002, known as "The Land Development Code of the City of Milledgeville, Georgia", not in conflict herewith are hereby reaffirmed.

First Read this 22nd day of January, 2019.

Mary Parham-Copelan, Mayor

ATTEST:

Bo Danuser, Clerk

EXHIBIT A
Ordinance O-1901-03

"LEGAL DESCRIPTION PARCEL B"

All that tract or parcel of land situate, lying and being part of Land Lot 307, 308 and 325, First Land District, 318TH. G. M. District, Milledgeville, Baldwin County, Georgia. Said parcel of land contains 8.575 acres and is bounded as follows: on the Southwest by North Columbia Hotel Group LLC; on the Northwest by WF Swearingen LLC and Green Development Inc.; on the Northeast by James S. and Dana F. Brett; on the Southeast by Walter C. Green, II and Green Development Inc.; on the Northeast by Walter C. Green, II; on the Southwest and Southeast by Green Development Inc. Said parcel of land has an address of 300 Pearl Drive and is part of Tax Map 086 Parcel 087A.

Property is further described as being part of Baldwin County Tax Map 086 Parcel 087A being currently addressed as 300 Pearl Drive and containing 8.575 acres

Mayor Parham Copelan assigned the ordinance to the Planning and Zoning Commission.

The Clerk read Resolution R-1901-03 by caption stating that this was a resolution to authorize the first amendment to the Tower Lease Agreement with T-Mobile South, LLC on the water tower located at 139 Roberson Mill Road.

The resolution was presented as follows:

RESOLUTION R-1901-03

To Authorize the First Amendment to the Tower Lease Agreement with T-Mobile South, LLC on the Water Tower Located at 139 Roberson Mill Road

WHEREAS, the Mayor and Aldermen of the City of Milledgeville desire to amend the Tower Lease Agreement with T-Mobile South, LLC regarding the lease agreement for the tower located at 139 Roberson Mill Road; and

WHEREAS, the aforementioned amended agreement is hereby attached and by reference duly incorporated and made a part of this resolution.

NOW THEREFORE BE IT RESOLVED by the Mayor and Aldermen of the City of Milledgeville, meeting in formal session, that Mayor Mary Parham-Copelan is hereby authorized to enter into an amended lease agreement to with T-Mobile South, LLC for the water tower located at 139 Roberson Mill Road.

PASSED AND ADOPTED this 22nd day of January, 2019.

Mary Parham-Copelan, Mayor

ATTEST:

Bo Danuser, Clerk

Motion Mr. Reynolds, second Mr. Chambers to adopt the resolution as presented,

On vote aye: Ms. Shinholster, Mr. Reynolds, Mrs. Walden, Mr. Chambers, Dr. Lee and Mr. Mullins. The motion carried and the resolution was adopted as official.

The Clerk read Resolution R-1901-04 by caption stating that this resolution was to authorize a referendum on the question of extending the hours on Sundays that certain alcoholic beverage licensees may sell distilled spirits or alcoholic beverages for beverage purposes by the drink and for other purposes.

The resolution was presented as follows:

RESOLUTION R-1901-04

RESOLUTION AUTHORIZING A REFERENDUM ON THE QUESTION OF EXTENDING THE HOURS ON SUNDAYS THAT CERTAIN ALCOHOLIC BEVERAGES LICENSEES MAY SELL DISTILLED SPIRITS OR ALCOHOLIC BEVERAGES FOR BEVERAGE PURPOSES BY THE DRINK; AND FOR OTHER PURPOSES

WHEREAS, pursuant to Title 3 of the Official Code of Georgia Annotated Section 3-3-7 (j)(1), the Mayor and Aldermen of the City of Milledgeville, having been authorized by referendum, have adopted ordinances to permit the sale of alcoholic beverages for consumption on the premises on Sundays from 12:30 p.m. until 12:00 Midnight in any licensed establishment which derives at least 50 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served; and

WHEREAS, at its 2018 legislative session the Georgia General Assembly adopted, and the Governor approved, Senate Bill 17, which amends Code Section 3-3-7 of Title 3 of the Official Code of Georgia Annotated by adding a new section, i.e. Section (j. 1)(1) to allow counties or municipalities that have adopted ordinances, including the City of

Milledgeville, to permit the sale of alcoholic beverages for consumption on the premises on Sundays from 12:30 p.m. until 12:00 Midnight in any licensed establishment which derives at least 50 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishments where food is served to, conditioned on approval in a referendum, authorize the sale of alcoholic beverages for consumption on the premises of any such establishments on Sundays for an additional hour and a half during the time period of 11 a.m. until 12:30 p.m.; and

WHEREAS, the Mayor and Council desire to take the necessary actions to authorize a referendum on the question of authorizing the sale of alcoholic beverages for consumption on the premises of the hereinabove described establishments on Sundays for an additional hour and a half during the time period of 11:00 a.m. until 12:30 p.m.

NOW THEREFORE, the Mayor and Aldermen of the City of Milledgeville, Georgia hereby resolve as follows:

The City Clerk, as City Election Superintendent, is hereby authorized and directed to issue the call for a referendum for the purpose of submitting to the voters of the City of Milledgeville the question of authorizing the sale of alcoholic beverages for consumption on the premises on Sundays for an additional hour and a half during the time period of 11 a.m. until 12:30 p.m. in any licensed establishment which derives at least 50 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served.

The Elections Superintendent shall issue the call and shall cause the conduct the election on the 19th day of March, 2019 in the manner prescribed by O.C.G.A.

Section 21- 2-540 and by Senate Bill 17.

The Elections Superintendent shall cause the date and the purpose of the election to be published once a week for four weeks immediately preceding the date of the election in the official organ of Milledgeville-Baldwin County.

The Elections Superintendent shall cause the following language to be written or printed on the ballot:

"() YES () NO Shall the governing authority of the City of Milledgeville be authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.?"

Upon the passage of the above-described referendum, the governing authority of the City of Milledgeville shall be authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.

6. The Mayor is hereby authorized to contract with the Probate Judge of Baldwin County, in his capacity as the Baldwin County Election Superintendent, for purposes of conducting the election on behalf of the City of Milledgeville.

PASSED AND ADOPTED, THIS 22nd DAY OF JANUARY, 2019.

Mary Parham-Copelan, Mayor

ATTEST:

Bo Danuser, City Clerk

Motion Mr. Reynolds, second Ms. Shinholster to adopt the resolution as presented.

On vote aye: Ms. Shinholster, Mr. Reynolds, Mrs. Walden, Mr. Chambers, Dr. Lee and Mr. Mullins. The Motion carried and the resolution was adopted as official.

The Clerk read Resolution R-1901-06 by caption stating that this was a resolution of the City Council of Milledgeville, Georgia requesting the Housing Authority of the County of Dekalb, Georgia, to exercise extraterritorial powers within the City of Milledgeville for the purpose of financing a proposed multifamily housing project.

The resolution was presented as follows:

RESOLUTION R-1901-06

RESOLUTION OF THE CITY COUNCIL OF MILLEDGEVILLE, GEORGIA, REQUESTING THE HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA, TO EXERCISE EXTRATERRITORIAL POWERS WITHIN THE CITY OF MILLEDGEVILLE FOR THE PURPOSE OF FINANCING A PROPOSED MULTIFAMILY HOUSING PROJECT

WHEREAS, the Mayor and Council (“City Council”) of the City of Milledgeville, Georgia (the “City”), have been informed by representatives of Orchard Hill Landing L.P., a Georgia limited partnership (which together with any successor(s) or assignee(s) is hereinafter referred to as the “Borrower”) that the Borrower proposes the acquisition, rehabilitation, installation and equipping of an approximately 173 unit apartment project, located at 1209 North Jefferson Street, Milledgeville, Georgia 31061, said project to consist of certain land, buildings, structures, equipment and related real and personal property (collectively, the “Project”) and that the availability of revenue bond financing is an important factor under consideration by the Borrower in determining the feasibility of

the acquisition, rehabilitation, construction and installation of the proposed Project from a financial standpoint; and

WHEREAS, the Housing Development Corporation (“HDC”), an affiliate of the Housing Authority of the County of DeKalb, Georgia (the “DeKalb Housing Authority”), the proposed issuer of the revenue bonds, has been working with the Housing Authority of Milledgeville, Georgia (the “Milledgeville Authority”) to plan, design and redevelop the Graham Home Public Housing Apartments owned by the Milledgeville Authority; and

WHEREAS, HDC and the Milledgeville Authority propose to jointly develop the new development to be known as Orchard Hill Landing; and

WHEREAS, the Housing Authorities Law of the State of Georgia (O.C.G.A. Section 8-3-1 *et seq.*), as amended (the “Act”) and specifically O.C.G.A. Sections 8-3-13 and 8-3-15 provide for housing authorities to cooperate with one another on projects, including the financing thereof with the issuance of bonds and for housing authorities to exercise extraterritorial powers to operate within another municipality for the purpose of planning, undertaking, financing construction, and operating a housing project, provided that it is found that (i) insanitary or unsafe inhabited dwelling accommodations exist in such municipality or that there is a shortage of safe or sanitary dwelling accommodations in such municipality available to low income at rentals they can afford, and (ii) that these conditions can be best remedied through the exercise of the powers of the DeKalb Housing Authority within the territorial boundaries of the City of Milledgeville to redevelop the proposed Project; and

WHEREAS, there is a need for the DeKalb Housing Authority to exercise its powers within such city (the “City Consent Resolution) for the purpose of financing the redevelopment of the aforementioned public housing project; and

WHEREAS, the DeKalb Housing Authority has indicated its willingness to issue revenue bonds on behalf of the Borrower to finance the Project conditioned upon the receipt of a City Consent Resolution adopted by City Council; and

WHEREAS, after careful study and investigation of the nature of the proposed Project and as required by the Act, City Council has determined that it is in the best interest of the inhabitants of the City that the Authority issue revenue bonds to finance the Project located within boundaries of the City.

NOW, THEREFORE, BE IT RESOLVED by the MAYOR AND COUNCIL OF THE CITY OF MILLEDGEVILLE, GEORGIA, and IT IS HEREBY RESOLVED by authority of the same, as follows:

Section 1. Authority for Resolution. This Resolution is adopted pursuant to the provisions of the Constitution and the laws of the State of Georgia.

Section 2. Findings. City Council hereby declares that (i) that there is a shortage of safe or sanitary dwelling accommodations in such municipality available to low income at rentals they can afford; (ii) these conditions can be best remedied through the exercise of the powers of the DeKalb Housing Authority within the territorial boundaries of the City of Milledgeville; and (iii) there is a need for the DeKalb Housing Authority to exercise its powers within the City for the purpose of issuing revenue bonds to finance the redevelopment of the Project. The bonds issued by the DeKalb Housing Authority shall not constitute a debt of the City within the meaning of any constitutional or statutory provision, and the City shall have no financial obligation or responsibility whatsoever with respect to the bonds or the Project.

Section 4. Severability of Invalid Provision. If any one or more of the agreements or provisions herein contained shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining agreements and provisions and shall in no way affect the validity of any of the other agreements and provisions hereof.

Section 5. Repealing Clause. All resolutions or parts thereof of City Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption. ADOPTED this 22nd day of January, 2019.

MAYOR AND COUNCIL OF THE CITY OF MILLEDGEVILLE, GEORGIA

Mary Parham-Copelan, Mayor

ATTEST:

Bo Danuser, Clerk

Motion Mr. Mullins, second Mr. Reynolds to adopt the resolution as presented.

On vote aye: Ms. Shinholster, Mr. Reynolds, Mrs. Walden, Mr. Chambers, Dr. Lee and Mr. Mullins. The motion carried and the resolution was adopted as official.

The Clerk presented and Alcoholic Beverage License Application for Michael Craig Nelson on behalf of HAC, Inc., d/b/a Piggly Wiggly located at 731 South Wayne Street for beer and wine – retail packaged to go.

Motion Mr. Chambers, second Mr. Reynolds to approve the application as presented.

On vote aye: Ms. Shinholster, Mr. Reynolds, Mrs. Walden, Mr. Chambers, Dr. Lee and Mr. Mullins. The motion carried and the license was approved.

Mayor Parham–Copelan moved to appointments.

Motion Dr. Lee, second Mr. Reynolds to nominated Steve Chambers as Mayor Pro–Tem for 2019 calendar year.

On vote aye: Ms. Shinholster, Mr. Reynolds, Mrs. Walden, Dr. Lee and Mr. Mullins. Councilman Chambers abstained. The motion carried and Councilman Steve Chambers was appointed as Mayor Pro Tempore for the 2019 calendar year.

Mayor Parham–Copelan stated that the Project Review Committee was tasked with reviewing the applications for the Revolving Loan Fund created to expand the economic opportunities for persons of low or moderate income within the City of Milledgeville by providing flexible and expedient funding at the local level. She also stated that the appointments were new appointments.

Mayor Parham–Copelan nominated Willie Davis, Jr., Missy Swicord, Brenda Josey, Tim Thomas and Tyrone Evans to serve on the advisory committee.

Motion Ms. Shinholster, second Mr. Reynolds to confirm the nominations.

On vote aye: Ms. Shinholser, Mr. Reynolds, Mrs. Walden, Mr. Chambers, Dr. Lee, and Mr. Mullins. The motion carried and the members were appointed to the Project Review Committee.

Mayor Parham–Copelan nominated Mac Patel to the Economic Development Authority.

Motion Ms. Shinholster, second Mr. Mullins to confirm the nomination.

On vote aye Ms. Shinholster, Mr. Reynolds, Mr. Chambers, Dr. Lee and Mr. Mullins. Councilwoman Walden abstained because she didn't know him. The motion carried and Mac Patel was appointed to the Economic Development Authority.

Ms. Shinholster clarified that the name of the Milledgeville Housing Authority's Graham Homes would change to Orchard Hill Landing under the management transfer to the Dekalb County Housing Authority. Housing Authority Chair, Ms. Carrie Jarrett, responded in the affirmative.

Ms. Walden stated she would like to get information on who they were appointing. Ms. Shinholster responded for clarification stating that Mr. Patel's resume was submitted and had been placed in their boxes several months ago, maybe over a year ago, but these had just come up for appointment. He was the manager of Hampton Inn and La Quinta Inn and was very interested in economic development.

The meeting was adjourned at 7:16 PM without objection.

Mary Parham-Copelan, Mayor

ATTEST:

Bo Danuser, City Clerk