

**CITY OF JONESBORO
COUNCIL MEETING MINUTES
WORKSESSION
JULY 6th, 2010**

The City of Jonesboro Mayor and Council held the Regular monthly Worksession meeting on Monday, July 6th, 2010. The meeting was held at 7:00 p.m. at the Jonesboro Police Station, 170 South Main Street Jonesboro, Georgia.

Council Present: Luther Maddox, Mayor
Clarence Mann, Councilmember
Roger Grider, Councilmember
Wallace Norrington, Councilmember
Joe Compton, Councilmember
Pat Sebo, Councilmember
Bobby Wiggins Councilmember

Staff Present: Janice Truhan - City Clerk, and Interim Chief Dreeleon Scales

Mayor Maddox called the meeting to order.

Fulton and Kozak – Geoff Fulton presents audit report findings:

Geoff Fulton gave a short synopsis. The report is 50 pages so he gave the highlights. He stated that the audit was clean and according to his opinion meets ACC Audit standards. Internal controls are functioning correctly, there is a new business account set up under Sanitation and is reported separately from other government financials. Transfers from 2008 expenses were moved to the 2009 budget. As to LOST, revenues are down quite a bit. In reviewing cash on hand, you have reserves to operate for 9 to 10 months. The Mayor asked – of the cash on hand, do we have as much or more than last year? Yes.

ARC – Kelly Brown- Lowe regarding the pay scale review:

Ms. Brown-Lowe introduced Ashley Reviera, the program manager who will be working with the City during the process. Their division services Local Government. They provide consulting, training, leadership, and classification studies. They feel the object is to recruit and obtain highly qualified workers for Jonesboro. They provided a position questionnaire that they will be distributing to all the Department Heads and staff members within a few weeks. We were asked to interview the folks who do not fill it out completely. In their study they use Class Specifications data, market studies and local government comparisons – a job to job comparison. They work with Department Heads and the Mayor and Council are presented the findings first. The process will take 12-16 weeks to complete. The Mayor called for questions. Mayor Maddox asked is the study going to provide minimum/maximum classification – steps and ranges? We have, prior given across the board raises. Ms. Brown-Lowe stated that steps are usually more costly. Pay for performance move people through gradually. If the dollars are shy, you don't change the system. We will put in place what you would like.

Brown-Lowe cont.:

Councilmember Pat Sebo stated that she felt the minimum and maximum ranges need to be broad enough. People want to be paid according to their experience. Police Officers – some have 10 years, some are new hires. The officers are not Lieutenants. Do we consider the ranges or do we look at the individual. Councilmember Sebo stated that ceiling employment is not good. Brown-Lowe said that once this study is complete, they can provide updates annually. Councilmember Norrington asked if they look at the cost of living in the Study. Brown-Lowe stated no, pay

for performance. They wondered who the City contact would be, and the Mayor stated Ms. Truhan the City Clerk. Ms. Sebo asked if there were comparisons. How do you determine how – by education, experience, level of responsibility? Mr. Norrington wanted to know if the ARC will take into consideration the benefit package the City provides. Ms. Brown-Lowe stated no. The issue of the benefit of City vehicles as take home cars came into play. Ms. Brown-Lowe says that it is hard to calculate a car as part of a city benefit. Mayor Maddox stated that he believed the benefit of a take home care to be around \$6,000. per year.

Conditional use application by Larry Voyles (Voyles Properties Inc.):

Mr. Bouvette is property manager for Mr. Voyles and states that they have applied for Conditional Use. It is $\frac{3}{4}$ miles between Spring and North Main – 7718 North Main. Mr. Bouvette stated that there are multiple vacant properties surrounding 7718 & about five churches. Reverend Ware has 25 members and 15 parking spaces. It is not a start up church.

Mayor Maddox stated in Section 86.10 a church must have 1 parking space for every five seats. Is there more space on the side and rear yard? Councilmember Wiggins asked what building next to the building? The Mayor stated auto mechanics on the North side of Pharr. Mr. Bouvette stated that there is 2,280 Sq. Ft. which will allow for adequate parking. There is a roll up door at the rear of the building. The Mayor stated that he did not see how a church can fit. Council decides with the vote on July 12, 2010. The Mayor called for any other questions for Mr. Bouvette. It sits on 272 sq. ft. about 1/5 acre. Councilmember Sebo stated that church families ride together. There are fewer cars than what we are thinking. Mr. Bouvette stated that he could talk to the man with the siding business (in close proximity to subject property) and ask if he minded that on Sunday the church members park there also. He also stated that he has obtained financial statements, the church has the funds to pay. To me they are a good fit. The property has been vacant for two years. Mayor Maddox thanked Mr. Bouvette.

Streetscape - JJ & G Phase I:

Mayor Maddox reports that JJ&G submitted in January 2008 a bill for \$28,000. They have submitted again with other billings – a variety of reasons i.e.: plans etc. The Mayor explained that the bill is now \$33,899.30 which is billing us so as to close the account. If we fight it may cost more in legal bills. The prior administration did not pay it and we had to hire T. Newsome to complete plans, and finish out what JJ&G was contracted to do. Councilmember Mann asked what was authorized since you came in? The Mayor stated, just plans. In 2003 the Streetscape started and was never completed. Councilmember Norrington said that the Mayor should haggle. Councilmember Grider suggested that we should sue for failure to perform. Councilmember Sebo asked about liens? The Mayor polled all Councilmember if he could offer them $\frac{1}{2}$ payment. Okayed by all.

Donation/sale of replaced Analog sound system:

Interested parties: Larry Mc Donald, Emanuel Church in Riverdale. We went to a digital system with our recent purchase of a sound system. Councilmember Wiggins asked if we can donate legally, the Mayor stated we could sell it for a dollar. Discussion ensued. Councilmember Grider felt that it should be sold at Surplus sale.

The Mayor and Council agreed to an earlier time for worksession. It will no longer be held at 7:00 on the first Monday of the month, but will be held at 6:00 p.m.

Discussion ensued regarding The Saturday meeting at 9:00 am.

End.

LUTHER W. MADDOX – MAYOR

JANICE TRUHAN - CITY CLERK