



**Woodbury City Council  
Called Meeting  
April 28, 2020  
Conducted on Zoom.us  
Open to the Public**

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Steve Ledbetter

Okay, looks like everyone's on the call. At this time, I'd like to call the Woodbury City Council into session for a called meeting for time sensitive information that any decision needs to be made. This time, I would ask, Ronnie, do you mind praying for us this afternoon?

Ronnie Garrett

Father, thank you for this day and opportunity to gather together and to take care of the city's business spatial in this type of crisis that we're in. We pray that you be without deliberation they and they will be of sound mind and that we will come to conclusions the right concluded for the best we need to take care of today. When she gets on Mina Santo and I will pray, amen. Amen. Thank you, Ronnie.

Steve Ledbetter

All right, hey, hang on. If you're, if you're speaking, we can hear you. So just be careful with the words that we're using.

So, this afternoon, we've got two things that are time sensitive that we really need to take care of and get council's decisions on. The first is the information that we had originally asked council to give us the authorization to get started for the location of our water leaks. We do finally have a full bid for that work that needs to be approved and we are scheduled. Depending on the outcome of this discussion, we are scheduled to move forward beginning mid-May. There are 23 miles of piping that needs to be examined. One of the things that the company provided for us, and that is MatchPoint, they were the company that Georgia rural water suggested that we use for this type of work. One of the things that they're asking us to consider is a two-man crew for two weeks at the sum of \$8,500. To locate the leak that is occurring inside of our city, I have had the opportunity to review the numbers that came back in from March and for all three months of our first quarter of 2020, we have lost 3 million gallons of water [non-revenue water] each month in our water system. Lots of water loss. MatchPoint is suggesting that we move forward with a two-man crew to examine the 23 miles of pipe to help us locate our leaks. They've also indicated that for an additional \$5,000, they will map our system that will include all of the fire hydrants and all of the valves within our system, because they are going to do the walking and examining for every inch of pipe that we have, I

think it's a great idea that we move this forward to get them to provide for us the information. Buck is here and he can answer any of the questions that you may have with respect to the quote that came in for MatchPoint and at \$8,500 and he can answer any questions that you may have with respect to GIS mapping of our valves and water, water hydrants or fire hydrants for the system. I did go back and ask chip what his thoughts were. Chip said that the \$1,500 can be rolled into the USDA grant loan for this phase two. He also indicated that the \$5,000 could be rolled into the USDA grant loan or the next phase. He is scheduled to do this work for us as far as the mapping is concerned that his work will not be completed. Per Chip's email dated today his work will not be completed until October of 2021. So, we would have another year and a half to go before we receive a map. Buck, do you have anything you'd like to add?

Buck Holmes:

Well, I think what we need to do is go ahead and let the grant pay for this work and go ahead and move forward. We need to go ahead and get started on the project. As a part of the grant, we'll get to \$8,500 and the \$5,000 as they do the work and we will get the money as they get the work done and they will give us access to the map as they do the work. They will do it as they go.

Steve Ledbetter

At this time, I'd open it up for any comments or questions from Council.

Randy Carter:

I understand what the Mayor is saying. We receive this money back from USDA, they'll put it back and to the USDA grant. We'll receive the money back and everything. So, my opinion is I'm good with it.

Steve Ledbetter

Great. Thank you, Randy. Any other council comments

Ronnie Garrett

Will the GIS mapping not be ready until October next year? Is that what you said?

Steve Ledbetter

That is correct, Ronnie.

Ronnie Garrett

In the meantime, how are they gonna identify the valves. How will we know where the valves are once they go through here and identify them?

Steve Ledbetter

So, the way that MatchPoint puts the information in. They put it into ArcView

GIS, which is a cloud-based system. It's the same system that Chip is going to use next year for us. They're just doing a year in advance.

Ronnie Garrett

Okay, So, we will have access through the cloud.

Ronnie Garrett

Yes, we will. We will have instant access to the data that they put in and we will have access to it in the field for Buck and his guys.

Ronnie Garrett

Yeah, I'll be in favor of going forward with it because we definitely need to map out our valves.

Steve Ledbetter

Thank you, Ronnie. All right, any other comments or questions?

Carolyn Ledbetter

We should go ahead with this. Instead of waiting in someone duplicate what these guys are already doing. Let's do it now.

Steve Ledbetter

At this point, I'd entertain a motion to approve the expenditure for \$8,500 for the leak detection, and for the \$5,000 for GIS mapping of our water system.

Randy Carter

I make that motion we approve.

Steve Ledbetter

Okay, I have a motion from Randy. Do I have a second?

Carolyn Ledbetter

Second

Steve Ledbetter

I have a motion in a second. All in favor, please let us know by saying Yay. Yay. All opposed say no. All right, Motion carries unanimously, thank you very much.

All right. The second item, which has a date sensitive component is the city of Woodbury has received a grant from the economic development. Sorry, EDRP or the economic development research program. It's a \$9,821 grant and the city would be required to contribute \$14,493 for a co-share to that grant. And what we will receive from all of the work that Georgia Tech will provide is a work plan, a SWOT analysis, review of our existing conditions, analysis and final report. For a project to move us into application or designation as rural zone,

this is one heck of a huge opportunity for us. The city staff has worked for the last four months to pull us into a position where we would be ready to make an application for a grant that would help us move forward to rules on designation. The State of Georgia only recognizes 10 cities a year for rules on designation. Now, let me give you an idea of what type cities have been doing this Rossville, which is way up north next to the Tennessee line. This is really interesting, because you would think that they've done a lot of money, but they actually were awarded the designation. There's a Watkinsville. We have been working with Department of Community Affairs to get in a position where we can apply for this designation. Now one of the things that that we have learned through the last four months as the staff has been working this is that we do not stand any chance of getting a rural designation to take care of our downtown area. If Georgia Tech's not involved in Georgia Tech is involved with this, then our chances go up exponentially because they do not invest in communities that are not ready to move forward with the redevelopment of their downtown area. So, as a result, the staff talked with Georgia Tech over the last like I said over the last few months, we were not being considered initially because they did not have the funds. The grant applications are due in A year in advance, and they did not have availability of funds to help us or detect called last Friday and told us that the city of Woodbury has been singled out specifically to receive a \$9,800 grant in preparation for the application of the rules on designation that's due in August. So that's a long story to say this is a huge opportunity for us to get our downtown revitalized. So why is it hard to get our downtown's revitalized? Well, a bank will come in and they will take a look at the building and they will make an assessment on how much money that they can loan to an individual to do revitalization. The older the building, the more difficult it is unless you have some other means of obtaining either monies, or revolving loan money through DCA, or other opportunities, but all of the grant monies that are available through the state require that the investor put the money in first to revitalize the building. And then only after the construction is complete, will they give the money at a low interest loan for the building? What the Rural Zone Designation does, it really, it really suspends the majority of those conversations because the state steps in and they help you through grant monies in advance of putting our buildings back together, and it offers tax credits for those buildings that have been designated inside of the rules. It's a huge opportunity for us, even though my recommendation is that we move this project forward with Georgia Tech's help. They have three project managers who are going to come and partner with us to help us write the majority of our grant. And those are Reba Adams, Allen Durham, and Lee Hopkins. Those are the three that they have presented in the documentation for us to move our program forward. We do have the monies available. Now, let me give you some good news in the midst of all of this so earlier today, we sat at the table and signed all of the documents for closing our USDA grant that paid for our digital sign. So, the \$14,000 that the USDA agreed to grant the City is sitting in a checking account, because you'd already paid for the digital sign from last

year's budget. Additionally, looking at the numbers that we currently have in the system, we're still in really good financial shape and our general fund. This I don't see as a legit expenditure. I see this as an investment in our community. We need to move this forward because we...This will help us as we as we plan for our next five-year short-term work plan, and it will help set us up correctly for our comp plan as we continue to move that forward. So, this time I'd open it up for discussion by the Council if you guys would consider this.

Ronnie Garrett

We've got the money because of the virtue of the USDA loan is that right?

Steve Ledbetter

Now that's just one piece of it. Ronnie. Yes, that \$14,000 is instantly available because the USDA granted that monies back to us. But we are in good financial shape on the general budget.

Randy Carter

So, you know, I'll go with it as we do something like this in a way to move this City forward. Let's do whatever we can do to get on board with it.

Steve Ledbetter

Thank you, Randy.

Sorry, Ronnie. You started to say something.

Ronnie Garrett

When will we receive the grant money from Georgia Tech?

Steve Ledbetter

Thank you, Ronnie, that was something that I failed to mention. The deadline for this application for us to move forward is Thursday of this week. They award the monies Friday.

Ronnie Garrett

Okay, they award the monies once we make the \$14,000 commitment.

Steve Ledbetter

Yes, sir.

Ronnie Garrett

Okay.

Randy Carter

Let's go ahead and move on. Go ahead, make a motion. We go ahead. Get this out of the way. Get out. Okay, stand your boss. All right.

Steve Ledbetter

All right. So, Randy made a motion to move forward with the expenditure, the budget amendment and expenditure of the 14,000. Let me get the number right, Randy \$14,493 and the receipt of a \$9,821 grant from Georgia Tech. Do I have a second?

Carolyn Ledbetter

Second

Steve Ledbetter

All right, I have a motion in a second.  
All in favor, let it be known by saying Yay.

All Responded:

Yeah

Steve Ledbetter

All opposed by saying no.  
All right, Motion carries unanimously.

Guys, that's all I had today. Does any of the Council have anything they'd like to share?

Randy Carter

No. Nothing to share today.

Steve Ledbetter

Thank you, Randy.

Ronnie Garrett

Has a plan for the council to meet and decide when we are going to open up?  
And how are we going to handle it?

Steve Ledbetter

Yes. Are we here at City Hall, I can tell you that we have been doing a lot of telephone calls to our surrounding areas to understand what's the best time to open and we're working with the District 4 Public Health to make sure that we've got all of the things that we need to put in place as we open. So yes, if you will please bear with me just a few more days and we will definitely put a calendar event on the schedule for us to consider when to reopen.

Ronnie Garrett

Okay

Steve Ledbetter

Good question. Thank you, Ronnie. Anybody else?

All right. Thanks, guys. This time I'd entertain a motion for Adjournment.

Randy Carter  
Motion to Adjourn

Steve Ledbetter  
All right, we have a motion to have a second.

Ronnie Garrett  
Second

Steve Ledbetter  
All right, we have a motion in a second. We're adjourned.

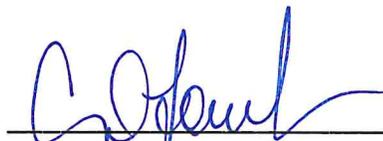
Hey, Ronnie, could we talk with you for just a few minutes? Can we call you on the phone? We got I've got a question that I'd really like your input on.

Ronnie Garrett  
Okay.

Steve Ledbetter  
All right. Thank you, sir.

Thanks, guys. Y'all have a great day. Thank you for everything.

  
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Steve Ledbetter, PhD, Mayor

  
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Angel Fowler, City Clerk