



# TOWN OF BETWEEN GEORGIA

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## Town of Between Council Minutes

**August 8, 2023**

### Meeting Commencement

- **Call to Order**
  - Mayor Post called the meeting to order at 6:00pm and led the Pledge of Allegiance.
- **Roll Call Present**
  - Bill Boswell, Robert Post, Brian Rubin, and Wanda Satterwhite. Debra Artz was absent.
- **Approval of June 2023 Meeting Minutes**
  - Councilmember Boswell made a motion to approve the minutes from June 2023, and Vice Mayor Satterwhite seconded the motion. The meeting minutes were unanimously approved and recorded.
- **Approval of Financial Reports for July & August 2023**
  - Councilmember Boswell made a motion to approve the July and August 2023 financial reports, and Vice Mayor Satterwhite seconded the motion. The financial reports were unanimously approved and recorded.

### Town of Between Updates

- **New Town Hall Bids**
  - On July 19th a specially called meeting was held at Town Hall for the purpose of opening the bids for the new Town Hall project. A total of (5) five bids were submitted. The bids ranged from a low of \$652,624 to a high of \$1,244,346. The apparent low bidder was Hollandsworth Construction. On July 18, Mayor Post and Councilmembers Satterwhite and Rubin met with the architect and a representative from the construction company to discuss ways to reduce the overall cost of the project - SPLOST funds available are approximately \$327,000. After a detailed discussion, it was determined that only approximately \$75,000 - \$100,000 could be value engineered out of the project. A telephone survey of council members was conducted to determine the direction that they felt we should go. By unanimous verbal vote, the rejection of all bids was made. A formal motion must be made in order to make the council's intentions official. Councilmember Boswell made a motion to reject all bids, and Vice Mayor Satterwhite seconded the motion. The motion to reject all bids passed unanimously.
- **Proposed Town Hall Renovation Project**
  - Upon further discussion, the council felt that renovating the existing Town Hall would be the most cost-effective means of updating the facility. Motion requested to permit Mayor Post to move forward with discussions with a licensed contractor to remodel the current facility within the allocated funds available in the 2013 SPLOST project. Councilmember Boswell made a motion of approval, and Vice Mayor Satterwhite seconded the motion. The motion was approved unanimously. Additionally, the mayor and council agreed that this approval is only to start the discussions with the contractor – this approval is not for making a purchase at this point in the process.
- **Lawn Maintenance Contract**

- The maintenance of the Town Hall grounds during the past year and one-half has been marginal at best. Mayor Post solicited several commercial lawn maintenance companies for bids and found that Dogwood Property Services, which is a Town of Between registered business, offered the most complete service at a reasonable price. A copy of the proposed contract was provided to the council members. Motion was made to enter into an annual contract with this provider at an annual cost of \$2400.00. Councilmember Boswell made a motion of approval, and Councilmember Rubin seconded the motion. The motion was approved unanimously.
- **LED Digital Sign**
  - A discussion has been held regarding a better means of communicating with the public regarding the activities of the Town (meetings, elections, etc.). Mayor Post spoke with Monroe-based Alcovy Signs regarding LED digital signs on both sides of our monument sign at the entrance to the Town Hall parking lot. The cost for installing these signs and reworking the “Between Town Hall” lettering would be \$30,254.00 plus electrical service by a secondary vendor. The signs would be approximately 37.5 inches by 94.5 inches. The bid includes programing for remote devices to change the message as needed. This project would be funded using ARPA funds. Motion to purchase. Councilmember Boswell made a motion of approval, and Vice Mayor Satterwhite seconded the motion. The motion was approved unanimously.
- **2023 Mid-year Budget Reconciliation**
  - Each year a mid-year budget reconciliation is prepared and presented for the council’s approval. This is a “housekeeping” process that moves funds as needed within the approved annual budget. No additional funds are added to the budget that was previously approved at the beginning of the budget process. Motion to approve the reconciliation budget as submitted. Councilmember Boswell made a motion of approval, and Councilmember Rubin seconded the motion. The motion was approved unanimously.
- **November 7, 2023 Election**
  - The election for two (2) councilmember positions will be held on November 7, 2023, at the Praise Center. Qualifying begins at 8:30am on Monday August 21, 2023, and ends at 4:30pm on Friday August 25, 2023. Wanda Satterwhite and Debra Artz currently hold these positions.
- **B&D Fabricators – Rosewood Circle**
  - Development plans have been submitted and reviewed for the project. A Letter of Compliance has been issued.
- **Zoning Ordinance Violations**
  - We had three (3) zoning violations sent to property owners advising them to make corrections to their properties before a citation would be issued. As of the date of this writing, all 3 property owners have responded and taken action to correct the items identified.
- **Rock Cliff Reserve Property**
  - In December 2022, Mayor Post met with two (2) attorneys from the IRS regarding the property owned by Rock Cliff Reserve (183 acres). On July 26, Mayor Post met with the two attorneys representing Rock Cliff Reserve in the case with the IRS. Mayor Post was issued a subpoena to the Federal Tax Court on October 30, 2023, to provide background information regarding the Town of Between. Mayor Post met again, via a Zoom call, on August 4, 2023, with the IRS attorneys. This case is in regard to a tax matter between the IRS and Rock Cliff Reserve.
- **Technology Update**
  - Councilmember Rubin provided a detailed update on the status of our technology program.

## Public Comments

- Mr. Bill Sullivan asked if the SPLOST funds were allocated for the construction of the new Town Hall; Mayor Post confirmed that the SPOLST funds were for that purpose.

- A member of the public asked if it was still the plan to add a pavilion behind the existing Town Hall; Mayor Post confirmed that this was still in the plan, and this project will be done using different funds from the SPLOST account.

#### **Meeting Adjournment**

- Vice Mayor Satterwhite made a motion to adjourn the meeting, and Councilmember Boswell seconded the motion. The meeting ended at 7:24pm.