

# City of Mansfield

## AGENDA

City Council Special Called Meeting Agenda  
May 17, 2021 – 7:00 p.m.  
Mansfield Community House  
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- I. Call to Order: 7:00PM
- II. Invocation & Pledge of Allegiance: Mayor GW Davis Jr
- III. Agenda Adoption: with revision 5/0
- IV. Citizen's Comments on Agenda: *Limited to Agenda Items only for 5 minutes each* One  
Comment
- V. Approval of Minutes:
  - a. April 12, 2021 Council Meeting Minutes 5/0
- VI. New Business:
  - a. Turnipseed Proposals No Action Needed
  - b. Cricket Frog Trail Paving 5/0
  - c. Mural Building Listing 5/0
  - d. Sub-Station sell to MEAG More Information Needed
  - e. Over and Under Proposals 4/0 Councilman Helen Robertson abstained
  - f. Executive Session regarding personnel matters – No Action Needed
- VII. Citizen's Comments on Non-Agenda Items: *Limited to 5 minutes each* Four Comments
- VIII. Adjournment: 9:10PM

# City of Mansfield

## Special Called Meeting Minutes

City Council Special Called Meeting Minutes  
May 17, 2021 – 7:00 p.m.  
Mansfield Community House  
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PRESENT: GW Davis Jr, Marty Smallwood, Helen Robertson, Blair Northen, Bryan Hale, Austin Mitchell

OTHERS PRESENT: Mary Ann Davis, Miranda Hale, Jeff Riley, Duane Ford, John Keck, Greg Ashworth, Justin Ouzts, Scott and Vicki Cowan, Russell Honderd, Monica Ponce, Elsie Smith, Walt Tuggle

The honorable Mayor GW Davis Jr called the meeting to order at 7:00 PM. He thanked everyone for their attendance, hoped for a productive session and thanked the council for working together for the good of the city. He then asked for any prayer requests to be observed during a moment of silence and when ended, led in the pledge of allegiance.

Councilman Blair Northen revised the agenda to add Executive Session: Personnel Issues and made the motion to adopt the agenda as revised. Councilman Bryan Hale gave the second. All Council voted 'aye'. The motion passed 5/0.

Mr Jefferson Riley, 401 Sewell Rd, made comments on several agenda items.

Councilman Austin Mitchell made the motion to approve the April 12, 2021 Council Meeting Minutes and Councilman Marty Smallwood gave the second. All Council voted 'aye'. The motion passed 5/0.

Mr Greg Ashworth and Mr Justin Ouzts with Turnipseed Engineers were present to answer questions regarding the proposals for the Wastewater Plant Rehab and Ed Needham Drive project proposals, respectively. The honorable Mayor GW Davis Jr asked Mr Greg Ashworth to go first in explaining the loan costs associated with rehabilitating the wastewater plant. Mr Ashworth explained that in January 2020, Turnipseed did a non-binding, pre-application to GEFA to see what forgiveness the city would be eligible for and at what interest rate. As presented by a printout of his email dated May 3, 2021 and distributed to Mayor and Council, the City is eligible for 45% Forgiveness and an interest rate of 0.13%. Mr Ashworth explained the email in a little more detail and then asked for questions from the mayor and council. Councilman Blair Northen asked if the loan amount included contingencies. Mr Ashworth said it does. Mr Northen then asked what "is the reasonable number of years for useful life after the rehab is done". Mr Ashworth's answer was 40 years. Councilman Marty Smallwood asked if the proposal price was still reliable since it was put together towards the end of 2020 and materials for building have gone up tremendously and are very sporadic. Mr Ashworth explained that most of the cost is in the temporary treatment facility, labor and coating. When Councilman Smallwood asked about the timeline to completion, Mr Ashworth said, 6 months for plans and bids, 1 month to authorize, and could be complete by December 2022 if a decision was made by July. Councilman Northen asked if there is a guarantee or warranty on the epoxy. Mr Ashworth said 1 – 5-year warranty. Councilman Smallwood

asked if the epoxy has been used on other plants and what has been the outcome. Mr Ashworth answered that the applicators are certified and that every application is different but could not give a definitive answer on the satisfaction of other plants who have used the epoxy coating. Mr Justin Ouzts and Mr Ashworth agreed to get a reference list together.

Mr Justin Ouzts of Turnipseed addressed the mayor and council regarding the roadway and drainage improvements for Ed Needham Drive. He explained the email sent on May 3, 2021 that contained the best two options. There was a brief discussion.

Councilman Marty Smallwood made a motion to enter into a contract with Newton County to complete the paving of Cricket Frog Trail inside the city limits for the amount of \$50,000. Councilman Austin Mitchell gave the second. Councilman Blair Northen asked if the price was firm to which Councilman Smallwood answered that Newton County said it was still a good price. When asked if the city could still apply for the trail grant through the Georgia DNR Recreation Trails Program and use the grant to recover the money spent, the city clerk asked Mr Duane Ford, Chair of the Newton Trails Board, to respond to the question. Mr Duane Ford said the city would not be able to recover funds spent. Mayor Davis asked how long will the process take and what is the likelihood of receiving the grant and Mr Ford answered, the city applies and hopes for the best, pre-application opens in August (2021). The honorable Mayor GW Davis Jr wanted to make sure that everyone present was clear that the funds being used for the trail are going to be SPLOST dollars and not property tax monies. The motion was presented again. All council voted 'aye'. The motion passed 5/0.

Councilman Marty Smallwood made the motion to approve listing the Mural building with Debi Jackson of ReMax as the realtor. Councilman Austin Mitchell gave the second. There was a brief discussion about the process. All Council voted 'aye'. The motion passed 5/0.

The honorable Mayor GW Davis Jr explained that on May 10 the city had a serious electrical outage that seriously affected the businesses and school, not to mention all the residents. He said Mansfield needs a better system, but we cannot afford the system we need. He continued that the Municipal Electric Authority of Georgia (MEAG) has offered to purchase our low side sub-station, bring it up to current standards and charge us a monthly fee of approximately \$800. He said there are only 3 MEAG cities that still own their low side sub-stations and that there is no benefit to us in owning the low side, we do not even own the property it sits on. MEAG will update the system and that will allow us to provide more reliable power to our businesses and residents. It was decided that the City will get more information and invite a person, possibly Freddie Morgan from Covington or Brian Thompson from Monroe, who has nothing to gain from the City of Mansfield selling their low-side to MEAG.

Councilman Marty Smallwood made the motion to accept both proposals from Over and Under General Contractors for the underground primary at 471 Sewell Rd and pole change out at 3211 Hwy 11. Councilman Austin Mitchell gave the Second. Councilman Helen Robertson abstained from voting. All other council voted 'aye'. The motion passed 4/0.

Councilman Marty Smallwood asked if the mayor and council could listen to citizen's comments on non-agenda items before entering executive session. The honorable mayor agreed.

Mr Jefferson Riley, 401 Sewell Rd, made several comments regarding the items discussed on the agenda.

Mr Russell Hondard, 101 Loyd Rd, introduced himself and Monica Ponce as new residents to Mansfield who are excited to be here and be a part of the community.

Mr Greg Ashworth, Turnipseed Engineers, responded to comments made by Mr Jefferson Riley.

Mr Scott Cowan, owner of 2913 Hwy 11, why a representative from the Newton County Sheriff's Department stopped attending the meetings.

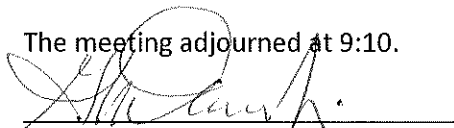
With no more comments, at 8:29 PM, Councilman Marty Smallwood made the motion to enter Executive Session and Councilman Blair Northen gave the second. All Council voted 'aye'. The motion passed 5/0.

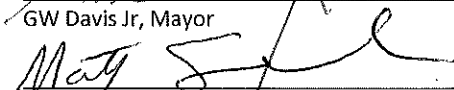
Executive Session Minutes are in a sealed envelope labeled "May 17 2021 Executive Session Minutes" and stored in a pre-determined secured area at Mansfield City Hall.


At 9:10PM, Mayor and Council entered back into the Special Called Meeting, there were no actions to take.


Councilman Blair Northen made the motion to adjourn tonight's meeting. Councilman Austin Mitchell gave the second. All council voted 'aye'. The motion passed 5/0.

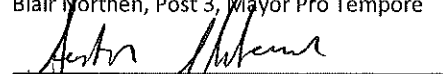
The meeting adjourned at 9:10.

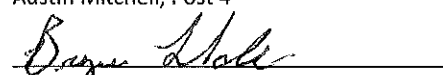
  
GW Davis Jr, Mayor

  
Marty Smallwood, Post 1

  
Helen Robertson, Post 2

  
Blair Northen, Post 3, Mayor Pro Tempore

  
Austin Mitchell, Post 4

  
Bryan Hale, Post 5