



---

**WORK SESSION – January 6, 2022**

**6:30 P.M.**

---

**CALL TO ORDER**

Roll Call

**PLEDGE OF ALLEGIANCE**

**OATHS OF OFFICE**

1. Councilmember – Deborah Krause, four-year term. Term expires December 31, 2026.
2. Councilmember – Lee Patterson, four-year term. Term expires December 31, 2026.
3. Councilmember – Scott Penn, four-year term. Term expires December 31, 2026.

**REPORTS**

1. Finance Department
2. Police Department
3. Public Works Department

**DISCUSSION ITEMS**

1. **Well Development Project Change Orders/Proposals for Ground-Water Services, Inc.:** To approve additional proposals from Ground-Water Services, Inc. for the well development project. Council approved a FY22 budget of \$425,000 for the well development project; Contractor Ground-Water Services has been overseeing this project as previously approved by City Council. While the project moves forward and additional proposals are presented, City staff is requesting approval of \$50,000 to Ground-Water Services, Inc. to complete the project plus contingency for a total of \$70,000 for unexpected project costs.
2. **City Committees:** Per City of Statham Code of Ordinances Section 2-46, the Mayor shall appointment the standing committees, and are recommended for approval. Each term of office is for one (1) year and will expire December 31, 2022.

**CITIZEN INPUT**

**MINUTE APPROVAL**

1. December 21, 2021 Regular Meeting Minutes

**ADJOURN**

## GROUND-WATER SERVICES, INC.

---

Exploration and Development

3842 Crestmore Drive

Kennesaw, GA 30144

770-364-8442

[www.groundwaterrock.com](http://www.groundwaterrock.com)

[email:support@groundwaterrock.com](mailto:support@groundwaterrock.com)

December 3, 2021

Page 1 of 2

Mr. Jordan McDaniel  
Public Works Director  
City of Statham  
327 Jefferson Street  
Statham, GA 30666

CONFIDENTIAL

Subject: Proposal For Completion of Hillman Park Well

Dear Mr. McDaniel:

Per your request, I have prepared this proposal for the completion of the Hillman Park well. Proceeding with each task is contingent upon favorable results of the pumping, sampling and each subsequent task thereafter.

The estimated costs of the tasks are as follows:

Pumping, sampling, camera and gamma log (proposal dated 11-20-21)	\$ 7,000
Cement grouting of casing (Oconee Well Drillers)	\$ 2,300
Hydrofracing (Southeast Water Production)	\$ 5,000
8-inch reaming from 116-540 ft. (Oconee Well Drillers)	\$ 9,328
Installation of PVC liner to seal off radioactive zone (Oconee Well Drillers)	\$ 3,000
GWS on-site supervision of hydrofracing & reaming	\$ 2,822
48-hour pumping test (Oconee Well Drillers)	\$ 7,600
48-hour pumping test (monitoring by GWS)	\$ 5,250
Water analyses of full suite of parameters (lab)	\$ 6,400
Sample shipping & related expenses	\$ 600
Final Reports	\$ 700
Total	\$50,000

The above costs do not include the cost of and installation of the final well pump, which will be based on the pump test results and the water system requirements.

**PAYMENTS ARE DUE WITHIN 30 DAYS OF RECEIPT OF THE REPORTS AND INVOICES. YOUR ATTENTION TO THIS REQUIREMENT WILL BE GREATLY APPRECIATED.** If you are in agreement with the above services, costs and payment terms, please issue a purchase order.

This proposal is intended for the sole use of the City of Statham. This proposal shall not be copied or conveyed to outside parties without written permission of Ground-Water Services, Inc.

Sincerely,  
GROUND-WATER SERVICES, INC.

*H. Dan Harman, Jr.*  
H. Dan Harman, Jr. P. G.  
Senior Hydrogeologist and President

Accepted: \_\_\_\_\_  
(Authorized Signature)

Printed Name: \_\_\_\_\_

H. Dan Harman, Jr., P. G.  
Senior Hydrogeologist  
Phone: 770-364-8442

**GROUND-WATER SERVICES, INC.**  
3842 Crestmore Drive  
Kennesaw, GA 30144  
E-Mail: support@groundwaterrock.com  
Web Address: www.groundwaterrock.com

---

MEMO:

DATE: 12-18-21

TO: April Plank Stephens, City of Statham

SUBJECT: Requested Well No. 3 Information

Attached is the information you requested.

The water quality sheet shows the field parameters measured while pumping the well; note that the turbidity is high. The acceptable limit is 5 ntu. Also, the dissolved oxygen (DO) is high for ground water; DO for ground water should be less than 3.00 mg/L. The pump was set at 175 feet deep. The high DO indicates shallow fractures with probable down ward migration of ground water from the upper most aquifer.

The gross alpha lab sheet shows 31.1 pCi/l within the well. The acceptable limit is 15 pCi/l. The gross alpha is a measure of the radiological content within the water. The high gross alpha is suspected to be from the shallow fractures which are in rock termed Pegmatite, which typically contains a variety of minerals including uranium and radium.

The Waypoint lab sheet shows the concentrations of selected parameters requested by GAEPD. A comparison with the GAEPD standards indicates that the pH is slightly low at 6.1; the acceptable limits are 6.5-8.5. The iron is high at 8.85 mg/L; the acceptable limit is 0.3 mg/L. The units have been converted to mg/L for correct comparisons. The manganese is high at 0.148 mg/L; the acceptable limit is 0.05 mg/L. Although there are no limits for carbon dioxide, the high concentrations indicate shallow ground water; the carbon dioxide also lowers pH. All other parameters are below the limits. The low pH, high carbon dioxide and high iron and manganese are from the shallow fractures and Pegmatite rock as explained above.

The water temperature graph shows the changes in the temperature, which indicates ground-water flow through the well. Note that there are three fractures between 220 and 300 feet. These are the suspected poor water quality zones. The fractures from 320 to 590 feet are the suspected good water quality zones. The conductivity graph shows the improving water quality below 290 feet. A lower conductivity indicates lower concentrations of dissolved minerals. The zone below 290 feet is the suspected zone of better water quality. If the sampling, gamma logging and camera inspection confirm my interpretations, the upper poor water quality zone can be cased (sealed off).

Page 2 of 2  
Memo  
City of Statham Well No. 3

Another pumping and sampling effort is needed with the pump set to 400 feet to sample the lower fractures. If the turbidity is favorable, additional samples will be obtained. A gamma log of the well is needed to identify the radioactive zones within the well. A camera inspection is needed to "see" the fractures and the condition of the hole for the possible hydrofracing of the well. Hydrofracing could double the initial flow rate of 25 gpm to 50 gpm. Eight-inch reaming could increase the flow rate to 70+ gpm.



Committee	Beautification, Greenspace, Trees	Events	Economic and Community Development	Finance
Chair	Gary Venable	Janel Piper	Lee Patterson	Scott Penn
Co-Chair	Hattie Thrasher	Gary Venable	Debi Krause	Lee Patterson
Staff, if required				April Stephens
Other	Christine Bogenrieder	Betty Lyle	TBD	Janel Piper

**2022**

**Terms expire December 31, 2022**



## CALL TO ORDER

The meeting was called to order at 7:02 p.m.

Present; Mayor Joe Piper and Councilmembers, Lyle, Thrasher, McCormic, Crawley and by phone, Councilmember Venable.

Also present; City Clerk, Sandra Bennett and City Attorney Jody Campbell.

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Piper, and all veterans and their families were thanked for their service.

## VOTING ITEMS

1. **Alcohol License Application:** Baba Sai, Inc. owner and applicant, Niko Patel, has applied for a City of Statham alcoholic beverage license for retail sales of beer, wine and distilled spirits located at 0 Bethlehem Road, Statham, GA 30666, Map and Parcel Number ST05 012, also known as Niko's Fine Wine & Spirits.

Councilmember McCromic made a motion to approve the Alcohol License application for Baba Sai, Inc. with a condition of extending the selling date of licensed products up to 10 months or no later than October 31, 2022 for the purposes of building construction. In the event there are delays in construction, the applicant must return to council to ask for an extension.

Councilmember Crawley seconded the motion. Councilmembers Crawley, McCormic and Venable voted yay. Councilmembers Thrasher voted no. Councilmember Lyle abstained with no reason provided for abstaining. The vote passed 3-2.

2. **Rezone R-21-10:** Thomas Holcombe, applicant and property owner seeks to rezone from SR-2 (Suburban Residential -2 District) to MFR (Multiple Family Residential District) 0.532 acre (map/parcel ST04/078) fronting 112.75 feet on the south side of Jefferson Street west of its intersection with Village Pass and fronting 99.93 feet on the north side of 3rd Street. Proposed use: division of property for two single-family detached dwellings.

Councilmember McCormic made a motion to approve the Rezone R-21-10 with the conditions set forth by staff. The following conditions apply to this approval:

**DRAFT MINUTES**

1. **Use limitation.** The subject property shall be limited detached, single-family uses, including accessory uses and structures. Multi-family residential uses shall not be permitted.
2. **Minimum lot size.** The minimum lot size shall be 0.24 acre.
3. **Dimensional requirements.** Building height, building area (minimum area per dwelling unit) and building setbacks for principal and accessory structures shall be those applicable to the SR-2 zoning district, not the MFR zoning district.

Councilmember Thrasher seconded the motion.

Councilmembers McCormic, Thrasher, Lyle and Venable voted yay. Councilmember Crawley voted no. The motion passed 4-1.

3. **Rezone R-21-08:** Presidential Oaks Properties, LLC, by Mitchell Tress, applicant, Margaret Ann Hamway, property owner, seek to rezone property (9.0 acres) fronting on the south side of Atlanta Highway, S.E. and the west side of Mulberry Street (part of Map/Parcel ST02/029) from SR-1, Suburban Residential-1 District to MFR, Multiple-Family Residential District. Proposed use: 62 fee simple townhouses.

Councilmember McCormic made a motion to deny Rezone R-21-08. Councilmember Lyle seconded the motion, and the motion passed unanimously.

4. **Rezone R-21-09:** Presidential Oaks Properties, LLC, by Mitchell Tress, applicant, Margaret Ann Hamway, property owner, seek to rezone property (2.6 acres) fronting on the south side of (1811) Atlanta Highway, S.E. (Map/Parcels ST01/024, part of ST02/029, ST01/025A, and ST01/025 from SR-1, Suburban Residential-1 District to HB, Highway Business District. Proposed use: commercial. At the previous Regular Meeting, the applicant has requested Tract 3 to be rezoned to O-I based on public comment.

Councilmember McCormic made a motion to approve the Rezone R-21-09 with the conditions set forth by staff. There was no second to the motion. Motion died.

Councilmember Venable made a motion to deny Rezone R-21-09. Councilmember Crawley seconded the motion. Councilmembers Venable, Crawley and Lyle voted for yay. Councilmembers McCormic and Thrasher voted no. Motion passed 3-2.

5. **Preliminary Plat PP-21-04 Statham Place:** Application for Preliminary Plat Approval for "Statham Place," Sullins Engineering, LLC, Applicant, MHC of Georgia, LLC, property owner, 36 lots on 48.10 acres fronting on the southeast side of Dooley Town Road (part of Map/Parcels ST04/095C and ST04/095).

Councilmember Thrasher made a motion to table Preliminary Plat PP-21-04 Statham Place until the February 3, 2022 Work Session Meeting. Councilmember Venable seconded the motion, and the motion passed unanimously.



**DRAFT MINUTES**

- 6. Workers' Compensation Coverage:** To approve the City to remain with their current Workers' Compensation carrier, Georgia Municipal Association (GIRMA, Georgia Interlocal Risk Management Agency) for the calendar year 2022 beginning January 1, 2022 through December 31, 2022. Staff obtained five (5) policy quotes: 1. GIRMA - \$31,526 2. BITCO - \$30,986 3. National Liability and Fire Insurance Company - \$29,777 4. Travelers Insurance Company - Declined 5. Amtrust Insurance Company - Declined. Each proposal is an estimated premium, and final adjustments will be made after the annual W/C audit. The City Accountant will budget for potential adjustments, which is based on payroll. Staff's recommendation is to stay with GMA for longevity purposes and benefits offered by GMA not offered by other carriers.

Councilmember Crawley made a motion to continue with Georgia Municipal Association (GIRMA, Georgia Interlocal Risk Management Agency) for year 2022. Councilmember Thrasher seconded the motion, and the motion passed unanimously.

- 7. Axon Agreement for Police Protection Equipment:** To authorize the Mayor to sign an updated agreement with Axon for new and upgraded tasers for police officers. The updated agreement includes cartridges, and the new tasers have the latest technology. The current agreement does not include the expense of taser cartridges, and the technology of the tasers currently used is outdated by approximately 10 years. The total cost of the agreement is \$18,580.96, or \$3,716.19 per year for five years, and the City will pay Axon \$2,212 to capture the remaining value owed from the previous hardware. This will require an amendment to the budget to reflect the increased cost to the agreement.

Councilmember Crawley made a motion to approve the Axon Agreement for police protection equipment. Councilmember Venable seconded the motion, and the motion passed unanimously.

**8. New Year 2022 City Council Meeting Calendar**

Councilmember McCormic made a motion to approve the 2022 City Council meeting calendar. Councilmember Thrasher seconded the motion, and the motion passed unanimously.

**9. New Year 2022 Holiday Schedule**

Councilmember Venable made a motion to approve the 2022 holiday schedule. Councilmember McCormic seconded the motion. Councilmembers Venable, McCormic, Crawley and Thrasher voted yay. Councilmember Lyle voted no. The motion passed 4-1.

**10. Acceptance of Fiscal Year 2020 Financial Statement**

Councilmember Venable made a motion to accept the 2020 Financial Statement. Councilmember Crawley seconded the motion. Councilmembers Venable, Crawley, Lyle and McCormic voted yay. Councilmember Thrasher voted no. The motion passed 4-1.

**11. R-21-04 Resolution for Dedication**

Mayor Piper read R-21-04 honoring Ms. Betty Lyle for her years of service to The City of Statham. Councilmember McCormic made a motion to approve R-21-04, a Resolution for Dedication. Councilmember Thrasher seconded the motion. Councilmembers McCormic, Venable, Thrasher and Crawley voted yay. Councilmember Lyle abstained, and the reason for her abstaining was because the Resolution was for her. The motion passed 4-1.

**12. FY21 Audit:** To authorize the Mayor to sign an acceptance letter from Bates Carter to perform audit services for fiscal year 2021. The cost for the FY21 audit is not to exceed \$20,000.

Councilmember McCormic made a motion to authorize the Mayor to sign an acceptance letter from Bates Carter to perform the audit for FY21. Councilmember Lyle seconded the motion, and the motion passed unanimously.

**13. O-21-10 Speed Zone Ordinance Listing No. 6130-10-2021**

Councilmember McCormic made a motion to approve O-21-10. Councilmember Venable seconded the motion, and the motion passed unanimously.

**MINUTE APPROVAL**

1. December 9, 2021 Special Called Meeting Minutes

Councilmember Venable made a motion to approve the minutes from the December 9, 2021 Special Called Meeting. Councilmember Thrasher commented that the Barrow Journal had the information from this meeting incorrect. Attorney Campbell assured her that the City Minutes were correct, not the newspaper. Councilmember Crawley seconded the motion. Councilmembers Venable, Crawley, McCormic and Lyle voted yay. Councilmember Thrasher voted no. The motion passed 4-1.

2. December 9, 2021 Work Session & Public Hearing Meeting Minutes

Councilmember McCormic made a motion to approve the Minutes from the December 9, 2021 Work Session and Public Hearing. Councilmember Lyle seconded the motion, and the motion passed unanimously.

**ADJOURN**

DRAFT MINUTES

At 7:38 p.m., Councilmember Crawley made a motion to adjourn. Councilmember Thrasher seconded the motion, and the motion passed unanimously.

\_\_\_\_\_  
Mayor Joe Piper

\_\_\_\_\_  
Sandra Bennett, City Clerk

\_\_\_\_\_  
(seal)

Date

These minutes will be approved at the January 6, 2022 City Council Work Session.