

City of Orlanda Meeting Minutes
Thursday February 8, 2024
Council Chambers City Hall
7pm

Mayor Swearingen in the Chair

Meeting Called to Order at 7:00pm

Pledge of Allegiance

Roll Call

Present: Mayor Tabitha Swearingen, Commissioner Sherry Carver, Commissioner Ben Ellis, Commissioner Jennifer Johnson, City Manager Kevin Breeding, City Recorder Breonna Scoggins

Previous Minutes

Mayor Swearingen presented the minutes and asked if anyone wanted to make any additions or changes. **Commissioner Sherry Carver** made a motion to approve the minutes. **Commissioner Ben Ellis** 2nd the motion. **Mayor Swearingen** said that the motion had been made and 2nd. The vote was called all for and non-opposed.

Public Hearing

None

Financial Statements

Mayor Swearingen presented the statements and asked if there were any questions on the statements. **Commissioner Ellis** had a question about the electric bill for \$1600.00 being so high. **Breonna Scoggins** explained that this is because it was one check wrote for all the accounts tied with CEMC. **Mayor Swearingen** presented the Community Center financial statements. **Commissioner Ellis** wanted to know how many bookings were from December 2023 and January 2024. **Breonna Scoggins** said that the community center was booked up for December for the weekends and it was booked most Saturdays except for one in January.

New Business

A. Voting on adding Juneteenth to the city of recognized Holidays

Mayor Swearingen said we are the only city not currently observed as a holiday. She said it is on here to ask the recognize. **Commissioner Johnson** asked what current holidays we observe. She stated what the industry has done. Is swop the days out. **Commissioner Johnson** said it must be looked at, is it an additional holiday or take one of the other observed days in lieu of? **Mayor Swearingen** as what were the current holidays. **City Manager Kevin Breeding** provided a list of the holidays that the city currently observes. **Mayor Swearingen** said there are currently 8 holidays and that she did not see a need to take any holidays. **Mayor Swearingen** stated if there is motion, we can move right along and add Juneteenth as a holiday. **Mayor Swearingen** asked if there is a motion? **Commissioner Ellis** made a motion that we add Juneteenth as an observed holiday. **Commissioner Johnson** 2nd the motion. **Mayor Swearingen** said that the motion had been made and 2nd. The vote was called all for and none opposed.

B. Fire Dept Report/Presentation

Mayor Swearingen asked Captain Darrow to do the fire report first and then the presentation.

Report

Captain Darrow stated that they have lost one part time guy Will Jenkins, but another one has been hired Luis Perdomo. He also said Greyson Campbell is the other part-time guy and is on leave due to school. He currently must go on precept rides to become a paramedic. Mayor Swearingen asked if the plan was for him to come back in March? Captain Darrow stated yes that is planned. Commissioner Johnson asked if Luis currently had any certifications. Breonna Scoggins passed around a copy of all certifications. Captain Darrow stated that Luis has everything that is needed to test for Fire 1. He just got his EMR license. Commissioner Johnson asked if anyone in the department had their Fire1? Captain Darrow stated no. Greyson has his a his advanced EMT. Commissioner Johnson asked who is the department has their EMR? Captain Darrow stated as of right now just Luis. Captain Darrow stated that he is scheduled to take his test, but it was rescheduled, and he is to take the EMR test Monday. Commissioner Johnson asked what the plan was to get everyone in the department Fire 1 training? Captain Darrow stated that right now they are working with EMA to have an HMO & HMA throughout the county. Captain Darrow stated that the 16 & 64 and HMO and HMA are what you pretty much need to take the Fire 1 test. Commissioner Johnson asked Captain Darrow which of those he has currently? Captain Darrow stated that he has the 16 & 64, awaiting live burn, and he stated that he did not have his HMO and HMA. He stated that hopefully soon the HMO and HMA will be addressed. Commissioner Johnson asked if everyone would participate in the training. Captain Darrow said yes. Captain Darrow said most volunteers have their 16 and are working on the classroom portion of their 64. He stated that White house is about to put on a 64-hour class. He stated that we would be sending our guys up there to do the practical. He stated in the next month or so everyone will have their 64 as well. Commissioner Johnson asked what about Vanessa K? Captain Darrow said it is simple to get online. Commissioner Johnson asked if everyone had it? Captain Darrow stated no. Commissioner Johnson asked Captain Darrow if he had Vanessa K? Captain Darrow said yes, anyone that drives has it. Mayor Swearingen stated we will be moving on to the presentation.

Presentation

Captain Darrow stated that he gave everyone a packet. It stated that from now on the reports will have a comment section. He said you also have a copy of his budget. Captain Darrow stated that currently the department has 3 part-time guys at 20 hours a week. Two of which are fire personnel, and one is maintenance. He stated that the current budget for those positions is \$45,000/yr. at a rate of 14.42/hr. He is proposing a budget of \$119,832 per year for personnel. He said this budget would cover 4 part-time positions. We would have 3 fire personnel 14.00/hr. for 48hrs per week each and 1 maintenance working 20/hrs. per week 14.42/hr. That is a budget increase of \$74,832. Commissioner Carver asked Captain Darrow if he was asking for a budget increase on 3 part-time. Captain Darrow clarified it would be for 4 part time employees. Commissioner Johnson asked if he was just adding another part time employee? Captain Darrow said yes. Captain Darrow stated that currently we have 3 part-time employees. We are going to keep those 3 and give them 48hrs each to work a week. Commissioner Johnson asked how the 48hr would be divided up or scheduled? Captain Darrow stated that they have not worked out the schedule yet. Commissioner Johnson said she would like to know more about the scheduling because the last part-time employee worked 20hr in a day and it was not beneficial to him. Commissioner Johnson said she did not feel it was good use of a part-time position. Especially with the goal being to provide you (Captain Darrow) with relief. Commissioner Johnson asked why they had to work 20hr shifts? Captain Darrow said it was because they have other

jobs. **Commissioner Johnson** asked if we were building the positions around people's lives? **Captain Darrow** stated yes because we do not pay enough for someone to live off. **Captain Darrow** stated with the budget increase theoretically this could be someone's full time job. Mayor Swearingen stated that you are giving them more hours. **Captain Darrow** said yes. **Commissioner Johnson** asked if they were going to be working 48hrs will they be working 24/hr. shifts? **Captain Darrow** said yes. **Commissioner Johnson** asked if they would be on Saturday and Sunday or when this would take place. **Captain Darrow** said that the best way to schedule it with Jimmy was to have weekends covered. We would have Jimmy for that seventh day. We would technically have 2 men crew. **Commissioner Johnson** stated that Jimmy is also the maintenance guy so when would he do maintenance? **Captain Darrow** said he does maintenance the whole time unless they get a call. **Captain Darrow** also stated that Jimmy is also a Volunteer, so he runs calls at night. **Captain Darrow** stated that **Commissioner Johnson** point is great to have all the days covered would make more sense but that is more money. **Captain Darrow** said to have the traditional ABC shift he would need the part time employees. **Commissioner Johnson** stated this is not a traditional ABC shift because you do not have full time employees and you do not have the call volume. She also stated to have that many part time employees and work them at the schedule mention she is not sure that is the best use of the time, and she did not understand why they could not work 8hr shifts. **Commissioner Johnson** said that just because other fire departments have 24-hr shifts does not mean Orlinda must. **Mayor Swearingen** stated that she thinks that he oversees our fire department. He is right there, and he knows what he needs. **Mayor Swearingen** stated that scheduling and all of that we must trust him because we have hired him. **Mayor Swearingen** stated that needs to be left in **Captain Darrow** and **City Manager Kevin Breeding** hands. **Mayor Swearingen** said she thinks that what he has asked us instead of grilling him about who has or is going to work what days when we don't even have these people yet is to look at the money are we going to put this money into are we going to look at the increase? **Commissioner Johnson** asked if Patrick is the fire Chief? **Mayor Swearingen** stated he is the fire Captain currently just like we hired him. **Commissioner Johnson** asked what the plan is to move to fire Chief? **City Manager Kevin Breeding** started to look for the job for fire Chief and once he meets those things, he will be the fire Chief. **City Manager Kevin Breeding** said until then he is the head of the fire dept. **Mayor Swearingen** said we just need to decide to give this budget increase to make this possible. **Commissioner Ellis** stated so bottom line is you don't have enough manpower. **City Manager Kevin Breeding** said he told Patrick not to worry about the scheduling tonight. That is why that information is not available. **City Manager Kevin Breeding** stated that he needed to know how many people he would hire before they could work on the hours. He stated that he was just ready tonight because he told him he did not need to be. **Captain Darrow** informed the council of the other sheet in the proposal he listed examples of cities and coverage areas. **Commissioner Johnson** stated that the county budget for fire was \$200,000. Correct? **City Manager Kevin Breeding** stated that is correct. **Commissioner Johnson** stated that he is asking for an additional \$119,832. She asked if this included **Captain Darrow**. **Mayor Swearingen** said he is not asking for an additional 119,832 but for the \$74,832. **Commissioner Johnson** asked the question when hiring Patrick, the money was not been budgeted she asked where were with the operational budget for the fire department and if this would eat up that budget? Would it leave some for equipment or other necessary needs? **City Manager Kevin Breeding** said all that would remain the same except for new employees with gloves, hats, shirts. He stated the suits we already have. **City Manager Kevin Breeding** stated that the reason it is \$74,832 and not \$100,000 is because he had budgeted to set aside for a new engine. He proposed that some of the money from that go to pay for the new engine. He stated that it is a lot better than financing it and paying the interest. **Commissioner Carver** asked **Captain Darrow** if he felt with the increase in hours if that would help him get more people? **Commissioner Carver** said because now you don't have the people to feel the spots available. **Captain Darrow** stated that right now currently they have 2 people to fill those spots. He said he thinks at that rate, which is the average in the county. He thinks that will

bring some candidates. He stated he did not think finding the 3 people would be an issue at all. **City Manager Kevin Breeding** stated that the whole time Patrick has been here he has responded to every call. He stated that Patrick took one weekend off and he still got called back. **Mayor Swearingen** stated that a proposal has been made is there a motion? **Commissioner Ellis** asked if this had to be voted on tonight or can it be tabled. **City Manager Kevin Breeding** stated it can but that means he must keep going with no help. **Commissioner Carver** made the motion to increase the budget to what Patrick is proposing. **Mayor Swearingen** stated that the motion has been made to increase the budget 74,832 for fire personnel. Is there a second? **Commissioner Ellis** 2nd the motion and the vote called all for with non-opposed. **Commissioner Carver** stated that as a resident of Orlinda she wants to feel confident that we have what we need, and she thanked **Captain Darrow** for his work.

City Manager Report

A. Subdivision Regulation Amendment Status

City Manager Kevin Breeding stated you'll remember our consultant gave a presentation we're going to have the Planning Commission meeting and sort of flesh out the rest of it so the reason that happened hasn't happened yet we are waiting if we do that on our own we will have to pay under our contract for the hotel and airfare from North Carolina to bring the consultants back if they are here anyway and we don't we can use the remaining money in the budget for them to do their work I've been waiting because I knew that the Robertson County was going to hire them to work on their growth plan the good news is they and it has finally happened in fact at the end of January the county did sign on to do to use those folks for their growth plan I've already talked to them she has assured me that they're very first trip up here they'll schedule next day and do ours so that's kind of weird that is also by the way the approval process for a new subdivision is such that if somebody presents a plat tomorrow we still get this done before they could get it approved so we're not especially worried about somebody sneaking in and doing 100 house subdivision with no screening and those long slender lots and all the things that we don't like and want to change we still got time to change so that shouldn't be an issue.

B. Post Office Rent Negotiations

The post office rent negotiations have been frustrating, so they go back and forth, and you talk to a different person, it's just a nightmare. As you can imagine, a federal government agency. I basically told them that we wanted to stay where it is currently. We will accept not getting an increase which is a hard thing for me to swallow but I can just see the writing on the wall that there is not going to be an increase in the rent. I also stated that for us to pay 300 and something dollars less rent than we paid in 1999 is absurd. I don't know anybody else whose rent has gone down. Lower than it was 25 years ago and so they did come back. I think I've told you this before, but I had some updates they did come back and say well we want you to get an appraisal. I've talked to three appraisal services in Nashville and those range anywhere from 6500 to \$10,000 well that's the difference in the rent for a long time so I went back to the post office and proposed that we do just present them with comps showing you know these are other buildings in the area and this is what we get for them or what other people are getting for them of course. I want them to be comparable, but they grab places like cross plains and say well that's what we're facing all that's not fair we all know that that place is nowhere near the suitability that ours is and other places they use. I pointed this out are buildings that have been retrofitted to be post offices and they always have issues. the end Postal Service engineers and architects came here from Atlanta GA and work very hard in telling our architect what they wanted and where they wanted it and how they wanted it, so our building is built 2 post office specifications that's why we have a Tommy lift and some other things that all they all appreciate. Long story short, these are the arguments that I made. Waiting to hear back, which usually takes about 3 weeks.

C. Parks and Boards Meeting

Parks board meeting next week we had hoped they would meet before this so that you all could hear and consider their recommendations I know several of you have expressed and I hear you're at City Hall

some dissatisfaction with the way that the ballpark has been reserved and is it available to the whole community and those kind of things so we've asked the parks to please consider that to make a recommendation again you don't have to take their recommendation if they come back and say we think it's great as it is and you say I think it ought to be done on the Internet so that everybody has a fair shot that's your decision not theirs but they get to make a recommendation.

D. Community Center

We are currently looking for a person to clean the community center after the events. You get \$20.00 just for inspecting the facility and if you must clean it, we add 50.00 to that amount totaling \$70.00. So basically, you get \$20.00 just for checking even if you don't clean. We have reached out to a few people we had on a list, and no one has reached back out, so the position is still available. Until we find someone Jimmy is our Maintenance person and he will clean the facility until the position is filled.

E. DE annexation Status

I think he's expressing dissatisfaction with the legal process but that has absolutely nothing to do with you or us. It's a simple matter where Tennessee State law prescribes that he must present a list of documents. We didn't set that document list. We can't change that document list that the law requires for annexation. I understand it's onerous, there's a lot of things in it they must go back in some cases to when it was annexed, which is 1988. It is burdensome but that's something if he doesn't like the law and needs to take it up in the state legislature. We don't make state laws here, so we're just enforcing it, and I don't know what else to tell him. He has sent someone up here that wanted to testify he met some of the requirements but there's just nothing in the law that tells you instead of presenting the documents. You can get your neighbor to come tell us this stuff that's just not an option under the law.

F. Water Heater Replacement in Community Center

Community Center hot water heater went out. The bill will set you back \$3000. Which sounds outrageous but I investigated it and asked two other companies. I didn't get a formal quote. I just called and said this is unreasonable so let me tell you why it was so high a couple of things #1 it 40-gallon water heaters which is apparently an odd thing for gas. We contacted the company that made the hot water heater that's in there now and they don't make the parts anymore. I don't know how old it is but it's old enough that the company doesn't supply the part so repairing this one is not an option. Replacing it with a new one that's gas means that I think about a little more than half of it and I don't know if it shows that in the invoice but over half of it was the actual water heat itself, they are a lot more than electric and then the installation. A big part of it is well because of the box that it's sitting in. The 40 gallons basically wouldn't fit in the box that is over there where the water heater sits. If you don't remember it's got a little sort of custom-made box from the water heater. The 40 gallons wouldn't fit in there, and the hole through the side of the building won't line up with the top of the 40. Cutting a hole in the side of the wall and then redesigning the cabinet to make it fit the 40 was going to cost quite a bit more. I even asked I said Well I can go to Lowe's and buy a water heater for \$850 so let's just go to electric. That didn't work either because the electric the circuits out there won't hold the 40-gallon hot water heater electrically so we would have to rewire run a circuit put new circuit Breakers in the box etcetera which is not necessarily such a tremendous job but got to get it inspected. Certified last electrician must do it time to do all that you're over the price of just putting this table, so I just want you to know I didn't just carelessly call somebody up and order a \$3000 water heater, but it is what it is. We absolutely asked about tankless. I said to them on demand, and they looked at it and there was some reason that wouldn't work. I promise we investigated it wasn't feasible and they convinced me at the time. I'm not remembering it right now. We got a new water heater. Just got put in under the emergency statute we had people that were in the building that was kind of must be done the end of the day I guess you might argue that we little too much I don't think so but even, so it's done.

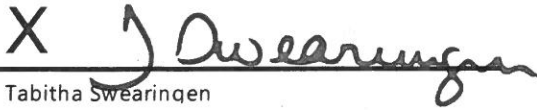
Meeting Adjourned

Motions

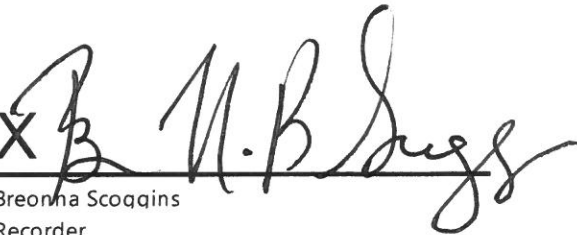
Minutes (Approved)

Adding Juneteenth as a recognized holiday (Approved)

Increase in the Fire Dept Budget for Personnel \$74,832 (Approved)

X 

Tabitha Swearingen
Mayor

X 

Breonna Scoqqins
Recorder