

**City of Orlanda Meeting Minutes**  
**Thursday September 14, 2023**  
**Council Chambers City Hall (Community Center)**  
**7pm**

Mayor Swearingen in the Chair

Meeting Called to Order at 7:00pm

Pledge of Allegiance

**Roll Call**

**Present:** Mayor Tabitha Swearingen, Vice Mayor Walter Lee, Commissioner Ben Ellis, Commissioner Jennifer Johnson, City Manager Kevin Breeding, City Recorder Breonna Scoggins

**Absent:** Commissioner Sherry Carver

**Agenda**

The Meeting Agenda was approved as presented.

**Previous Minutes**

Mayor Tabitha Swearingen presented the minutes from August 10, 2023. Motion made by Vice Mayor Walter Lee to accept the minutes as written. The second was made by Commissioner Ben Ellis. The vote was called by City Recorder Breonna Scoggins and was approved with none opposed.

**General Financial Statements**

City Manager Kevin Breeding stated that these are the ones that the council requested. Breonna printed them straight out of QuickBooks. Mayor Tabitha Swearingen asked if there were questions about the general statements? Mayor Tabitha Swearingen asked if there were questions about the community center statements? Mayor Tabitha Swearingen stated that the supplies bought were the fans in the community center. She stated that she thought they looked beautiful.

**Old Business**

- A.) Parks Board- Christie Hamilton the secretary for the board. She stated that when they held their meeting, they discussed several things. One of the first things was T-shirts and T-shirts deadlines. She stated that the deadline is the end of September and pickup day will be in October. She stated that you can also order on the website. Christie also stated that the Parks board will have a booth at October in Orlanda selling T-shirts. She stated that they had contacted local farmers for donations (haybales, pumpkins, corn stalks and mums). She stated that the mums can be purchased after the event by anyone. Christie stated that the board had decided to hold off on purchasing the sand and the net for the volleyball court because it is very expensive, and it would take all their budget right now. She stated that signage has been ordered for the event. Christie stated that sponsors have been confirmed and that advertisement is a working progress. She stated that they also discussed digital locks for the community center and

the bathrooms to help manage with keys and the bathrooms being locked after hours. She stated that they are still working on contacting churches for the bouncy houses and volunteers to help with parking. Christie stated that they have a lot to do but we are working on it. Mayor Tabitha Swearingen thanked her and the board for all their work. Commissioner Jennifer Johnson asked if she had reached out to Ms. Moore at East Roberson for the Beta? Christie stated yes. Ms. Moore stated she is asking the kids. Christie stated that she had also reached out to Ms. Wolfe about face painting. Christie asked for suggestions about the facepainting and stated it would be nice to have someone there to do it. Christie asked if the fire dept had someone there last Saturday that did the face painting. City Manager Kevin Breeding stated that one year the senior center had someone that did it one year and suggested maybe reaching out to them. Christie asked if anyone else had any ideas about anything that the parks booth could do at the event to let her know they really want to raise money.

- B.) Mayor Tabitha Swearingen the status of the Fire SUV/Truck. Vice Mayor Walter Lee stated that he got through searching for this mythical SUV that we are hoping to purchase. He stated that he has run across a couple of roadblocks, one being the price that that we are wanting to pay and the other being the high milage on the vehicles. He stated that he has been handed the ones with high miles and in the price range and that when the Carfax is pulled on them, they have either been wrecked or had a salvage title or milage issues or maintenance issues. He stated as far as a used vehicle he is still looking for something and hoping that he will come across something. He stated that Kevin did mention another possibility. He turned the floor over to City Manager Kevin Breeding he stated basically, I think Mr. Johnson mentioned it first. Maybe we should consider. It is certainly not my decision. This is your decision, but possibly we should look at considering a new one and if we do go to new, then I certainly think buying ought to state. Contract is probably the best way, Walter said that Ford is kind of notorious for low bidding state contracts so that they can claim to be the number one seller in America, and so they therefore sell their trucks that. Just basically cost or a tiny bug so. And that seems to be true. You can see I've given. Me the information on one by no means am I saying that this is the truck we should buy in the memo. Real basic construction y'all are smart enough. You can figure out for yourselves how to look them up. It's very basic and simple how to look at it. The state contracts. So, you can shop for more. I can tell you that I checked about 6 SUV's. And every single one of them, they didn't have any, including this dealership here have no year 2023 and the 2024. The state contract won't be available for delivery for 6 to 8 weeks. That's really the only reason that I have printed this one. Also, he told stories about a lot of cases were. The city would pick out a vehicle and then by the time they waited for a city council meeting the vehicle would be gone. He did say. That he had multiple of these and so. That's an option. That I think would be there at least. Anyway, it is what it is. You see the pricing. You see what it is. Patrick mentioned that he would just pretty much have to have a pull-out bed that's not included. Commissioner Jennifer Johnson asked the question of what exactly a pullout bed is? Captain Patrick Darrow stated that it is storage basically that will go on top of the truck, and they would just pop the tailgate and have their materials needed. Commissioner Johnson stated that she knows Ford makes metal things that flip in and out. So that the materials needed don't slide around in the truck bed. She stated that she knows personally that is 500.00. She stated t hat she didn't know if this would be a better option than a slide out bed. Commissioner Ben Ellis asked if the slide out bed is that in lieu of the hard Topper that we. We're talking about earlier. Captain

Darrow stated that it would be in addition to. Commissioner Ben Ellis stated in addition to so you would have duplicate storage that way also. Right, you'd have. You'd have a limited space between the slide-out drawers and then the hard cover. Lock and hard cover. Captain Darrow stated that it 's pretty much the whole band. Commissioner Jennifer Johnson asked what is the cost on that? City Manager Kevin Breeding stated "This one does have, as you probably know, the fire truck package. Comes with lights and sirens Whether they're the lights and sirens they prefer or not, I don't know. But it does have lights inside and some degree of radio mounting, he says. Some people buy additional radio mounts. Some have included interests. Commissioner Jennifer Johnson stated that in addition, it would have to be wrapped and stickered and decaled and all of that. Do we know an? Approximate cost on that. City Manager Kevin Breeding stated that he did not. Vice Mayor Lee questions the cover that it comes with. It stated in the paperwork it comes with a cover. Commissioner Ben Ellis asked for confirmation if it was locking or non-locking? Commissioner Johnson asked if it needed to be a locking cover? Commissioner Ben Ellis stated if he is going to put anything in the bed it needs to be. Commissioner Jennifer Johnson referred to the vehicle being stored in a building until it is needed. Vice Mayor Lee stated that it comes with an accordion style top. Commissioner Ellis stated that cargo drawers run \$800-\$1500 for the drawer system. Mayor Tabitha Swearingen agreed with Commissioner Ellis that it does need to have some sort of lock. She asked City Manager Kevin Breeding about the difference in the budget because they had already budgeted for an amount. City Manager Kevin Breeding stated, "So it's basically it more than doubled. We are going to be over budget. He stated that he would accept responsibility for that because he had no idea that vehicles had gotten that expensive. So, we're going to be over budgeting away, but this would put us, I mean I think it's realistic to believe that a used truck we might could get one for 25,000 and for new 50,000. But I don't know if I'm right. Vice Mayor Walter Lee stated that if you were to purchase one at 25,000/30000. It would be demolished and questionable. He stated, "Then you've got to go and buy the light Board, but this one already has. Commissioner Ben Ellis asked if the brand-new truck comes with light bars? What all does it come? What package? What's in that package? City Manager Kevin Breeding stated light bars, siren radio mounting. And then he pointed out the cover for the bed of the truck. Commissioner Ben Ellis asked, "So you're still even just light bar and that's still going to run you? About 8 grand. Kevin stated that is right, it's about \$7250. Commissioner Ben Ellis stated that What I'm saying is you can count that within this price and then your used vehicle then you would have to add another \$8,000 To \$10,000. Commissioner Jennifer Johnson stated that with a new one you have the warranty, and you have the longevity it will probably last 10-15yrs depending on n how much it is driven. Commissioner Ben Ellis asked how long had they had the other SUV/truck? Commissioner Jennifer Johnson stated 5-6yrs. City Manager Kevin stated probably longer than that. Mayor Tabitha Swearingen asked if an auction was an option. She stated that she is fine with the new truck option as well. The council all agreed that the price for the new and the used are getting closer and closer. Mayor Swearingen asked if we had a motion to move forward with this truck. Commissioner Jennifer Johnson asked what that would look like? She asked if we make a motion tonight that we move forward with this truck we don't have to meet again correct. Commissioner Ben Ellis asked was this the final price on the truck? Kevin stated that the way they explained to him is that we would literally sign where it asks for customer signature and that it. He asked the gentleman he was speaking to if there would be any unknow and he said that the gentleman stated not once

you sign that paperwork, and we have it that is the price you write the check for that amount. The amount was \$52,405. Mayor Tabitha Swearingen the question to Captain Patrick Darrow do you want to table this for the moment. Give you a chance to look through all that. You're the one using it, and then we can back up after you have time to review and kind of give us your input? City Manager Kevin Breeding stated another option to consider is you could authorize like Patrick, Walter, and me to make a final decision. So that he could look at other brands of trucks and things and you could just say we're going to buy a new truck. We're not going to exceed the price of this one. And let's let the committee make that final decision, because to be fair, Patrick hadn't seen this before tonight. And I haven't looked at all the other brands of trucks. Mayor Tabitha Swearingen stated I think it's a good idea because we're going to bump it up this much and something that we will hopefully have for 20 years. I mean, I think. Commissioner Ben Ellis stated at least 15yrs. Vice Mayor Walter Lee made a motion to purchase a new truck not to exceed 52, 405.00 buying off the state contracted list and that the truck would be decided by a committee of Kevin, Patrick, and himself. Mayor Tabitha Swearingen stated that the motion had been made. Commissioner Ben Ellis 2<sup>nd</sup> the Motion. The vote was called by Breonna Scoggins City Recorder all for with non-opposed the motion was passed.

#### New Business

- A.) Bids / Basement. Mayor Swearingen stated All right new business, the basement. We know that there were some puddles. She then turned the floor over to City Manager Kevin Breeding. City Manager Kevin Breeding stated Basically, we had water seeping in different areas of the basement. We had four companies come and give us bids. Here they are, but I didn't even give it to you because after they all came and put in these bids, which by way range from \$60,000 down to about \$30,000 after they did all this, none of these people did any looking whatsoever at what might be causing the leak. We had an electrician here one day who decided to investigate that a little bit got in up to his neck in our well discovered that the pipe coming off the pump had broken, put it back on ever since and fixed the backup pump. That worked for 11 years. With those two things. Working that we've not had a drop of water come into the. Basement since then. Including last week when everybody's yard flooded, and everything flooded. So, the hope is it's resolved. Don't know that, but I think it's at least worth waiting a month or two to see. As opposed to spending \$30,000-\$60,000 on a problem that may be fixed. If it hasn't, we have the bids to refer to. Commissioner Jennifer Johnson stated that she thought the back up pumps had been fixed. Kevin stated that they had been fixed and broken again. He also stated that for the last 11yrs. Dusty would lower the portable pump. And he would just lower it down in there. You may have come by City Hall at some point and seen it, but he would lower because the backup wasn't working. If there was an issue with the big one, we would just lower that sump pump down in there and literally run a hose pipe out. And that's so that's what we were doing. So now the. The backup has not been working and we were using that sump pump.
- B.) The Repair of the post office city hall. Mayor Swearingen turned the floor over to Kevin. City Manager Kevin Breeding stated the roof is leaking in the post office Pretty serious problem number one, we're getting water on our mail post office. It's serious and the post office wants it fixed. He stated that we contacted 5 roofers and 4 of them showed 2 of them did bids and they Before you, those bids are wildly separated. Now keep in mind when we're doing open bids like. That I cannot. Go to the bidder A and say well bidder B he says he can. Fix you for 8000. Can you

make your bid like that. He stated that we cannot do that. He stated that we can make them bend according to the specs. But in a case like this, there's so much unknown about that that at least it would be well beyond my capacity to try to write specs for fixing what even the roofers can't figure out. What you have a disagreement. I would say that way about where the leak is. As you all know, if the water is dripping right there, the leak may be 30 feet away. One of the roofers believes that part of our leak is over the City Council chambers and running over to the post office via a piece of felt and then overland believes that it's kind of between the post office and the City Hall. Long story short, you got a bid for \$36,000 and one for \$8,000. And I don't know what you're going to do about that, is what it is. It's somebody I know been because of Bens got experience with construction and he wanted to try to write some specs. Kevin stated that one of the bids doesn't require a vote because whoever fixes the post office will fix that issue and it is under 2500.00 which does not require a vote. He stated that the real decision for council is which of the 2 bids do they want to accept? Commissioner Ben Ellis stated that one of the bids is replacing the roof itself. Kevin stated Pretty much. Well, not quite all though, which is kind of bizarre, too. That expensive one isn't. He said that as he explained it to me, I don't know if it's clear in the actual paperwork that he was going to replace 21 pieces of the roof. Commissioner Ben Ellis said that it would be 21 squares that is different. Mayor Swearingen stated that she thinks the difference is what they think the actual problem is. Commissioner Johnson stated that she thinks that we need more bids, but she also thinks that we need a solution. Mayor Swearingen stated that this has been going on for a while. Vice Mayor Lee stated one is right and one is wrong we just don't know. Commissioner Ellis stated this one Jeffrey Wilson there was no company logo or information in the bid it was just his name on the company. Mayor Swearingen as Commissioner Ellis a question What's on this bid included in what he's talking about? Or are they proposing separate things? Commissioner Ellis stated There's no there's no preference to any of the boots or that's referred on here or the valleys. This is just removing the standing seam metal and replacing them, say anything about any of the valleys Which I'm not familiar about where it's leaking or that roof pitch over there. One is replacing the entire roof and one is replacing the leak points. Depending on how long they've been up there, a lot of times your boots dry out in the form of egress for the water to seep in. Commissioner Johnson asked the question of how old the roof is? Kevin stated 23yrs. Commissioner Johnson asked how long are the roofs rated for? Kevin stated that Commissioner Ellis would know more about it than he would. Commissioner Ellis stated It's a metal roof standard saying they're rated. They're rated for being a lot longer than any single roof for over 30 years. Commissioner Johnson asked So then would you think that a repair of the leak points? Would be sufficient. Commissioner Ellis stated that he thinks that would be a great first step to make sure that is what the actual problem is since neither one of them nor any of them have determined where the actual water is. City Manager Kevin Breeding stated that They both got. Up in there crawled around for more than an hour with flashlights, and it's a hot day I've given. Credit for. It still came up with two different opinions. They came out what? From what you told me it sounds like they came up with two different ones, but similar where it starts basically on our side and works over to the post office One of the thinks that starts on our side, the other one thinks it starts. More no. Much over on the post office side basically in Section where the post office connects to City Hall, right. There were air conditioners. Are a little to the right of that. One of them is convinced that it starts there. Basically, some of those. Commissioner Ben

Ellis stated, "Well, let me ask you this. You said the air conditioner now that air conditioner is in the attic what about the drain tube. Kevin stated That is a great, great point. Because we've had that happen twice where the roof. Is leaking and it turned out to be the evaporators, so it's a great question, but this is the case. Commissioner Ellis stated, "But not the evaporator so much as the drain itself. Kevin Stated Either way, they said that both agreed that it's not an, it's not an air Condition issue. By the way, both said on leak repairs, there's no guarantee, so they didn't give you any comfort. Know what to do about that. Commissioner Johnson wanted to make sure they were licensed and insured. Mayor Swearing asked if we had a motion. Commissioner Ellis made a motion to have Flagshift Construction fix the leak points on the roof. Commissioner Johnson 2<sup>nd</sup> the motion. City Recorder Breonna Scoggins called the vote all for with non-opposed.

- C.) Air conditioner. City Manager Kevin Breeding stated so about this. Basically, our regular HVAC people can't address it because it is a three-phase electrical thing and I talked about this, and he agrees sort of with what they said, which is yes, they're more expensive up front. Also, they both said a third cheaper on the utility bill was down by 1/3. But anyway, it's cheaper in the long run we looked about. Would it be better to rewire and put on. single phase then thought, no. Three phase system for the big room, which is a six ton and then we still have. The little unit that tracks that covers basically the conference room. Is included in one of the bids, so the bid for 31 the Pettit bid. Called me on the phone to find that out, and that one is really a 20,000 even on the big one and the remaining. Or whatever. There are basically 11,000 And by the way, the one in the conference room that's not been working for many, many years, but it's just not been needed. Commissioner Ben Ellis stated that one is Temp star, and one is Trane. Mayor Tabitha Swearingen stated that they need to decide if we are going to do both or if we are going to put the smaller one in next year's budget. Commissioner Ben Ellis asked if they if the company we award the bid to would honor the pricing if we award them the contract. Commissioner Jennifer Johnson stated that she doubted they would keep the pricing due to inflation. Mayor Tabitha Swearingen asked City Manager Kevin the Legalities about that. He stated that the bids are only good for 90days and that if we go to buy the smaller one new bid would have to be taken. Vice mayor Walter Lee made a motion to award the bid to Petite for the large unit in the amount of \$20,000.00. Commissioner Ben Ellis Second the motion. The vote was called by City Recorder Breonna Scoggins all for with non-opposed.
- D.) Status of the Fire Department Kevin stated that Commissioner Jennifer Johnson asked for a report and update on the status of certification and in packet a copy of all certifications. Captain Darrow stated that everyone except him and one other person had the 16hr class. He stated everyone had completed the class just needed check offs. He stated he has scheduled his EMR certification. Commissioner Jennifer Johnson asked how many people are in the dept now. Captain Patrick Darrow stated 7 including himself. She followed up with a question of how many of them are employees? Captain Patrick Darrow responded to 2-part timers and the rest are volunteers. She asked who they were he stated Grayson Campbell and William Jenkins. He stated that William has EMR with Robertson County and that Grayson is not the Lieutenant. He stated that as soon as check offs are done, they will move to the next the 64-hr. class is scheduled. Stated that they would be going to burn trailer in white house they have helped a lot. Commissioner Jennifer Johnson stated that Vicki and Bubba Dorris have said they would help

with training. Captain Patrick Darrow stated that most classes are done online and then they schedule the check offs.

- E.) Changing the name on the bank accounts. Kevin stated that it is straight forward, and he stated. He stated that the motion needs to be made to remove Nancy Johnson from all City of Orlinda Bank Accounts and Replacing her with Breonna Scoggins. Vice Mayor Walter Lee made a motion to remove Nancy Johnson from the City of Orlinda Bank Account and replace name with Breonna Scoggins. Mayor Tabitha Swearingen stated that a motion had been made. Commissioner Ben Ellis seconded the motion. The vote was called by City Recorder Breonna Scoggins all for with non-opposed.

Public Speaking

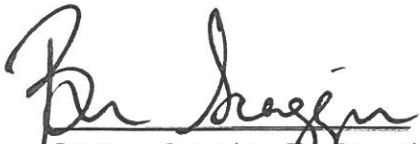
No one signed up to Speak.

City Manager Comment

None

### Motions

- 1.) Minutes (Motion made by Vice Mayor Walter Lee, 2<sup>nd</sup> Commissioner Jennifer Johnson) All Approved Non-Opposed
- 2.) Committee (Walter, Patrick, and Kevin) to purchase new truck not to exceed \$52,405.00 (Motion by Vice Mayor Walter Lee, 2<sup>nd</sup> Commissioner Ben Ellis) All Approved Non-Opposed
- 3.) Bid for the Post Office Repair awarded to Flagshift Construction (Motion by Commissioner Ben Ellis, 2<sup>nd</sup> Commissioner Jennifer Johnson) All Approved Non-Opposed
- 4.) Bid for Air conditioning Unit Awarded to Petite in the amount of 20,000.00 for the big unit. (Motion made by Vice Mayor Walter Lee, 2<sup>nd</sup> by Commissioner Ben Ellis) All Approved Non-Opposed
- 5.) Removing Nancy Johnson from City of Orlinda bank account and replacing it with Breonna Scoggins (Motion made by Vice Mayor Walter Lee, 2<sup>nd</sup> by Commissioner Ben Ellis) All Approved Non-Opposed

  
Breonna Scoggins, City Recorder

  
Tabitha Swearingen, Mayor