

**City of Orlinda Meeting Minutes
Thursday November 9, 2023
Council Chambers City Hall
7pm**

Mayor Swearingen in the Chair

Meeting Called to Order at 7:00pm

Pledge of Allegiance

Moment of Silence in Remembrance of Vice Mayor Walter Lee

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 Tabitha Swearingen presented the minutes from September 14, 2023. Motion made by Commissioner Jennifer Johnson 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.

1. Public Hearing

None.

2. Financial Statements

Community Center financial report had a \$15.98 discrepancy from 9/1/23 to 10/1/23 Commissioner Ellis would like to know what the issue and have it noted that the discrepancy. Breonna informed that she is trying to clean up the books of checks that have not been cashed and voiding and then putting the money back into the account and that QuickBooks didn't like it. Breonna did state that she can print the entire report out of QuickBooks and that way they can see exactly what is being done. Commissioner Johnson stated that maybe present both statements at the next meeting so the commission can decide which one is easier to read. Breonna stated that the QuickBooks report will be more accurate than excel.

General Statements.

Commissioner Johnson: So does the fire department stuff fall within general, I guess? If so, why don't we have a September fire department statement like the calls? We are missing two things we don't have anything for September for the fire department, but we also do not have the money piece for it. I don't know what it was called but it was essentially where they'd show the number of calls and how much that equated to dollar wise. We received the community center and general statements for September and October, but we did not for the fire department. We don't have anything for how the calls are pointing to money for that either.

Kevin Breeding: I guess we will ask you (Patrick Darrow).

Patrick Darrow: I turned it into you (Kevin Breeding).

Kevin Breeding: I did get? The money one?

Commissioner Johnson: I have another question for the paperwork that was given to us so there's the County Fire department sheet which that is supposed to include county calls correct?

Patrick Darrow: Yes

Commissioner Johnson: So that total is 41 then when you look on the call sheet breakdown for September that total is 41 as well when you add up the numbers for in city and out of city but when you look at the number of calls that you say you and your girlfriend, I'm sorry you and Aurora let me not call her that, went to its 43.

Patrick Darrow: That would be because of the pay change.

Commissioner Johnson: You upped the number of calls for a pay change?

Patrick Darrow: Can you help with this? Referred to (Breonna Scoggins)

Breonna Scoggins: Can you say what you said again?

Commissioner Johnson: So, this is the total number of calls in city out of city when you add this up it's 41 down here, they're stating that they responded to 43 calls but there were only 41 total calls and on the county one it's being reported to the 41 calls as well which there should only be 39.

Patrick Darrow: Is that this month?

Commissioner Johnson: There were two in city calls so those two in city calls wouldn't go to the county so there's a discrepancy in two ways the county is being reported as 41 calls but one sheet or the other is incorrect.

Patrick Darrow: Right

Commissioner Johnson: I don't know which one it is and then it's also showing that both you and Aurora responded to 43 calls each which I also wonder if are you is she responding to every single call with you?

Patrick Darrow: Yes, Is this the same?

Commissioner Johnson: I don't know what you have.

Patrick Darrow: So, there's 41 in the county and two in the city group.

Commissioner Johnson: The county one says 41 calls the other one says that there's the total is 41 two of which are in the city so that would make 39 county on this sheet but then again, you're reporting that you responded to 43 calls.

Patrick Darrow: Should say two in the city 41 in the county equaling 43.

Commissioner Johnson: But it doesn't add up. It's being reported on the county sheet that there's 41 calls which matters because they keep track of that as well. Umm and then the other discrepancy is stating that you've responded to 43 calls I don't understand.

Breonna Scoggins: As far as my part is concerned with how they're paid I don't know how the calls would affect your pay. Basically, what it did. What I did was they have to be paid at the end of the month. So, because they get a direct deposit the cutoff for payroll must be on Wednesday.

Commissioner Johnson: I don't think. Because this doesn't even breakdown their pay because the other thing, I was looking at is it doesn't show anywhere here how the number of calls you're responding to equates to pay as well.

Patrick Darrow: Like whom and what does each person get paid?

Commissioner Johnson: Yes

Patrick Darrow: Got you.

Commissioner Johnson: Business hours are what for you?

Patrick Darrow: 8-4:30pm

Commissioner Johnson: So, you don't get a per call pay for that time, correct? Neither would whomever else is being paid.

Patrick Darrow: Yeah right

Commissioner Johnson: How many part timers are there?

Patrick Darrow: 2

Commissioner Johnson: They are who?

Patrick Darrow: Grayson Campbell and Will Jenkins

Commissioner Johnson: Will Jenkins have made two calls for the month of October?

Patrick Darrow: Yeah, if that is what it says.

Commissioner Johnson: And he is a part timer?

Patrick Darrow: Yes

Commissioner Johnson: Does he only work when there are no calls? How did he only make two calls?

Patrick Darrow: That is just how it worked out this week, I guess.

Commissioner Johnson: ok, So I don't understand that. I don't know.

Patrick Darrow: Yeah, I'm trying to... there were 43 calls to the city.

Commissioner Johnson: No Sir. According to this. The math is there are 41 calls.

Patrick Darrow: The county. We don't report every call we make to the county. Only the ones we run into county.

Commissioner Johnson: But this adds up to 41.

Patrick Darrow: At the top of the city sheet?

Commissioner Johnson: Yes

Patrick Darrow: Then I guess the math is wrong. Best I can tell you.

Commissioner Johnson: This equals 41 based on my math.

Mayor Swearingen: unless but it looks like no that's I'm sorry.

Commissioner Johnson: what I think that have happened is the #41 was reported for county and then whomever did it added two more because there were two additional there were two city calls to make 43 but I would think there would be some checks and balances because I know there's call sheets as well right.

Patrick Darrow: Yeah

Commissioner Johnson: that help you identify who responded to what calls right so you shouldn't arbitrarily say well there are 43 calls so Patrick and Aurora both went on 43 calls, so I question are the checks and balances being done to ensure that you're recording who responded to the right number of calls?

Patrick Darrow: We do it the same old fashioned way Nancy did she is the one who taught us. Going through each one of them and tallies for who ran what.

Commissioner Johnson: Ok, so did you have the money sheet?

Kevin Breeding: So, did you give us some last month?

Patrick Darrow: Yeah

Kevin Breeding: So, I do not know where those are right now. So, I will get those to you.

Commissioner Johnson: Ok

Mayor Swearingen: Alright are there more questions?

Breonna Scoggins: For the community center the last time that we had a meeting. We discussed using QuickBooks reports to have more accurate information. If everyone would be okay with QuickBooks, I know that those reports are sometimes difficult to read.

Commissioner Johnson: why not present them both to us next time and then we can decide from that point.

Breonna Scoggins: Sounds Good

Old Business

Item 1

Mayor Swearingen: The fire truck was delivered on Tuesday. Not the fire truck but the fire truck pickup truck. It is nice looking. Now we need to talk about the lettering decal and striping of the truck.

Commissioner Ellis: Is that the only thing that the only thing left? Radios were good. We are not going to have to buy anything else for this new truck. Will there be any additional expenses?

Commissioner Johnson: It changes every time.

Patrick Darrow: Radios were good for the radio won't have any other expenses so instead of us buying brand new ones on the system we're on now because we're supposed to change over and beginning of the year we're supposed to switch over to the new handhelds at the end of October but they're a little bit behind so we're just going to run handhelds on the system right now the truck until we get the new ones and they will be installed so as of right now there's no radios actually installed in the truck.

Commissioner Johnson: So, when will that need to be done?

Patrick Darrow: As soon as they get the radios in.

Commissioner Johnson: That is an additional cost, correct?

Patrick Darrow: When we purchased the radios, the installation came with it.

Commissioner Ellis: Aside from this signage do we have any more expense for this truck?

Kevin Breeding : No, but let's finish on the radio thing the way they're going to do that is I understand it and grant me if I'm wrong they're going to create a hub somewhere in Robertson County is supposed to be centrally located and set up an assembly line so to speak that all departments will bring their trucks to that location at which time they will install the radios.

Patrick Darrow: Yes

Kevin Breeding: the truck even came with like a tote box and in the pull-out thing more they're going to sort their equipment it even had boxes.

Patrick Darrow: I think there might be a couple of tiny things. I don't know if you're aware of the like the flashlights we use that are like mounted on the inside where they say charging, we take off like that something like that one of those on there and then an oxygen bag which me and you spoke about.

Commissioner Johnson: Can those not be transported from the vehicle that they're in now to this one?

Patrick Darrow: There's not one in the car. There is that we just like keep in the back seat until it dies, and we must go put in another vehicle to charge it and then throw it back in type of thing.

Commissioner Johnson: So, this is an additional request that you have?

Kevin Breeding: Did you say it was \$50.00.

Patrick Darrow: Oxygen bag is I have not looked at the price of the flashlight. As far as I know that is it.

Kevin Breeding: The estimate for the signage you just got it. Because I just got it and it high.

Patrick Darrow: they told me that they could not give an estimate on the truck until they knew how big the truck was.

Commissioner Johnson: Because F150 vary in size?

Patrick Darrow: I sent them size exact size. The exact picture of what we're dealing with the model that made the band everything. Took it out there today and they started measuring it and that quote is what they gave me. I got that like an hour ago.

Commissioner Johnson: And this is who has done all the sign work for us in the past?

Patrick Darrow: they did the car and they said they had the file.

Commissioner Johnson: You might want to call Springfield and see who does theirs. I think that the body shop collision does the Springfield. Worst case scenario there's another guy in he's in a lot of work for us his name is Chris in Hendersonville it called sunkel. You could probably call and get a quote over the phone from him, or you know at least have him e-mail so you don't have to take the truck all the way down there but at least to get another price because wow.

Patrick Darrow: So yeah, that is what they said it could be more or could be less,

Commissioner Johnson: That a hell of a quote isn't it.

Commissioner Ellis: And it is not descriptive.

Patrick Darrow: I told them to make it as detailed as you can make it.

Commissioner Ellis: On the next quote if you could get them to generate some images.

Patrick Darrow: Yeah, because we're trying to work on the design that's also an extra cost.

Commissioner Johnson: That is going to be a large cost.

Patrick Darrow: \$90.00 an hour they said it would take an hour.

Commissioner Johnson: Yeah, they probably lied to you. So, is there a reason why you are going away from the design they already have done for another vehicle? Does it need to be different or is it desire to have it different?

Patrick Darrow: I would not say that it must be different.

Mayor Swearingen: But this is who has the current design. if you read the tiny print there. It doesn't have an image, but you can kind of tell.

Commissioner Johnson: I am impressed you can tell.

Mayor Swearingen: So, we want to get more quotes?

Patrick Darrow: Do we need at least 3 of these?

Commissioner Johnson: I don't know do you have to have 3 bids.

Kevin Breeding: Stated that the only time you must is if it is over \$10,000.00.

Commissioner Johnson: It is a bargaining position.

Mayor Swearingen: We will table the vote until they have more pricing information.

Commissioner Johnson: Does that keep the truck out of commission?

Kevin Breeding: Does it? That is a good question.

Commissioner Johnson: It's not an emergency vehicle if it doesn't have all the reflective stuff on the vehicle.

Patrick Darrow: I don't know.

Commissioner Johnson: that may be a state trooper question. Because anyone can put lights on their vehicle.

Kevin Breeding: yeah, I don't know the answer to that question.

Commissioner Carver: Volunteer Firefighter can put lights on their cars and still make calls.

Commissioner Johnson: it is still dicey. It still can get you in trouble. I know that if you have a blue light facing forward you will go to jail. I am not an expert on that by any means.

Kevin Breeding: stated that if they talk to highway patrol and they state that it is legal do you want to let him run? Do you want him to just park it? It doesn't matter to me.

Commissioner Johnson: I guess if I'm looking at it from a I call 911 and some truck with nothing on it pulls up in my driveway like who this is. Not that you're asking for help, so I don't know I don't know if the answer to that question.

Mayor Swearingen: I mean it does have lights. I feel like as long as it's safe with lighting and you're visible when you're making a call it's a month.

Commissioner Ellis: You may want to check with the insurance company.

Kevin Breeding: Also, a good point.

Commissioner Johnson: If you're going to have to strip it to equip the new truck strip the whole car to equip the new truck to then turn around and put the truck in to be outfitted with all the details and everything else, you're going to have to then move everything back into the car.

Commissioner Ellis: When it goes to decal shop it's going to be out of Commission with everything.

Patrick Darrow: We got all new supplies.

Commissioner Carver: Why would you not use the supplies we currently have and why would we buy new supplies?

Patrick Darrow: they stocked it with new supplies that we got from the county.

New Business

Item 1

Mayor Swearingen: Alright discussion and possible vote on whether to continue policy of allowing city truck to be driven only to and from the fire captain's residence to save fuel and reduce response time. Do you want to say anything?

Patrick Darrow: No

Commissioner Johnson: OK so the question I have is there's more than one person on the fire department the fire car truck whatever it is. Is used for medical calls?

Patrick Darrow: Right.

Commissioner Johnson: Is there another vehicle that's equipped for medical calls for now.

Patrick Darrow: The old.

Commissioner Johnson: So that's staying in rotation?

Patrick Darrow: Yeah, from when Kevin and I spoke about.

Kevin Breeding: For insurance. It's the one thing that entered my mind and it doesn't cost us any extra because we don't have a liability on, I mean we do have liability we don't have collision. So, it won't cost us any extra to keep that one on the insurance.

Commissioner Ellis: At what point are we going to deem that end of life?

Kevin Breeding: I thought it was like he was counting for this purpose until it just dies was kind of the way we had approached it. I don't see any disadvantage and leave it active until it tears up and then I see no reason to spend \$0.20 on it but as long as it's operational it's a car. That is up to you all to decide, not me.

Commissioner Johnson: So, then it has both vehicles will have everything needed to respond to a call is that.

Patrick Darrow: correct

Commissioner Johnson: and then the goal is for you to take the fire car home with you at the end of the business day to be used only to respond to a call so then we shouldn't see you coming from Springfield hot to respond to the call, right?

Patrick Darrow: yes,

Kevin Breeding: you wouldn't be bringing you wouldn't have lights on?

Patrick Darrow: If I get a call and I am out getting supplies then yes.

Commissioner Johnson: so, then it's going to be the vehicle that you run all the errands in as well.

Patrick Darrow: I am not going to drive my personal truck to get supplies.

Commissioner Johnson: Well, there is a city truck as well.

Patrick Darrow: well yeah but a lot of the times Jimmy driving

Commissioner Johnson: OK and is your home secure I mean is the truck safe the hard bed that you know we talked about and the locking and stuff the whole 9 on it.

Commissioner Johnson: Has anybody evaluated the number of calls that are in the area because we also have station two that has fire equipment there as well right so in the argument of it helps with the Interstate well station two is right at the Interstate to make calls.

Patrick Darrow: well, it has an engine the tanker 2 must have a fuel filter I've been working on that but the mechanic that we use down the street hasn't answered.

Kevin Breeding: To take one of those station two trucks. First, if they were working which they're not.

Commissioner Johnson: neither one of them is working.

Kevin Breeding: I don't think so.

Patrick Darrow: Only one truck is out there.

Commissioner Johnson: So, where's the engine that used to be out there?

Patrick Darrow: oh, that's the one that's which tanker 2 now is that it's engine two out their tanker 2 is in the shop.

Commissioner Johnson: OK you confuse me because you said tanker two need to fuel filter.

Patrick Darrow: the Super old I think it is a tanker like ancient old. Is that something that I can bring up?

Kevin Breeding: It should have been on the agenda. Not that one so much but the ladder truck.

Patrick Darrow: If we can get rid of those old trucks, we can move tanker 2 out their d have running trucks.

Kevin Breeding: So, the two you would like to surplus would be that old tanker engine, the one that is broken down and the ladder truck. So, we should surplus those. Unfortunately, we cannot do that tonight because Kevin did not put anything on the agenda. So, we will do that next month. We have a policy for surplus property. it requires City Council declare it surplus we can't really do that there were also parked in the tractor outside which is just crazy.

Patrick Darrow: That's the other thing is getting the tanker out of there put it at station two and then so we can track it back in the shop.

Commissioner Carver: We're parking the new truck medical truck outside.

Commissioner Johnson: At his house.

Patrick Darrow: Unless you rather be put in my garage?

Mayor Swearingen: That's what we're deciding.

Commissioner Carver: obviously if it was at the fire hall it would be inside the fire hall and protected.

Mayor Swearingen: Correct.

Commissioner Johnson: Part of the reason why we bought brand new vehicle is to have it last as long as possible. Not to be used as a personal vehicle.

Patrick Darrow: So, what do you want to do say that again you wanted the new truck to stay at the fire department would you want to pull out the old truck and let it sit out there?

Commissioner Johnson: The only reason why you got a brand-new truck right is because the old car was on its last leg like, yet it's been driven back and forth to Springfield back and forth to your house back and forth everywhere and so now we have a \$60,000 new truck because this car was dying. It's clearly not dying. So, the truck should stay at the fire hall for anybody to use it because there's more than just Patrick in the fire department. So, I'll make a motion. I believe that the city vehicles should remain at the fire hall including the fire car and the fire truck if the fire cars are in service for all the department to use.

Mayor Swearingen: Motions have been made to keep all the fire trucks and cars at the station is there a second. All right if there is not a second the motion fails. Is there another motion that anyone would like to make?

Commissioner Carver: I'm undecided as to what the best route is.

Mayor Swearingen: So, if there's not a motion currently then we move on Kevin.

Kevin Breeding: the policy that's in place would stay even though it was done by the city manager. So, if you guys want to vote to undo that you can do that otherwise it would stay as it is.

Mayor Swearingen: And do you want to remind everyone of the current policy?

Kevin Breeding: Jennifer said it well he can drive that truck directly to and from his house and to emergency fire calls only no personal use of any kind.

Mayor Swearingen: Alright so that policy will stay in place.

Item 2

Mayor Swearingen: Septic system problems with the bathroom in the Community Center.

Kevin Breeding: It's a mess.

Mayor Swearingen: Send it over to you.

Kevin Breeding: So again, if you're wondering why you're getting hit with last minute things is because I'm requested this two weeks ago and got tonight. You have part of the quote part of it I told you about in the memo. Basically, the community center in this bathroom here to commode are failing almost every time I think that Christy can tell us a little more about it, they just don't work. right, I mean don't you end up having unstop it most of the time?

Christie Hamilton: Yes.

Kevin Breeding: So we had a company come and send cameras down all the lines and they discovered about four areas that are broken actually five breaks in the lines some of those brakes were bad where they did not only broken but done this and so I don't even know how it's working at all but it is but anyway so the camera discovered those five places they fixed three of those the ones that are up close have already been repaired covered back up however the other ones further out still remain one of the most shocking things we learned from that is that the septic tank itself is all the way out of the scoreboard it's unbelievable I don't think anybody saw that coming so we're talking about a long sewer line to get to the septic tank that's the reason they claim that the price is so high this price doesn't the \$17,365 includes a couple things that we will not want. for some reason they thought we needed to replace the hot water heater and the Community Center we're not going to do that at least not now on my opinion so that would take I think they said \$1500 or so off of that but still we're roughly 16 in round numbers the other thing this does include to be fair is not only repairing the entire septic line going all the way up to the scoreboard tank but they're going to install 4 cleanouts along the way there are zero today so that way if there is another clog. you know you can just take the cap off clean off and just start at it from there which would be a huge advantage, so this includes doing that this also includes replumbing the Community Center they said that some of the angles on the existing plumbing are such that you know you got a real sharp angle on a sewer pipe it is caused for problems a lot of times so they're going to address that in this mean you got to details on it me to tell you all this that's on that page \$17,000. bid to me though my concern was Dang how much would it cost for holding septic system I don't know that it would be \$17,000. You've had it done.

Commissioner Johnson: 10,000 in my house. 10 years ago.

Kevin Breeding: good point too so maybe that much more but you know we priced one when we were looking at the tank at the Mexican restaurant was about 6000 and the work was about four pretty close to what you said I think you came in about 11 even if we all thought that was so great solution we'd have to perk test the land and I think that's whether it would perk out there or not that's a long shot because there's been a lot of work done and the soils have been disturbed so probably couldn't put and by the way up there the whole field all the pieces because we have to put all new field lines in and there's no other place to put them except on the ball field now eventually that could be repaired and you could still play ball with off field lines but it's rough so long story short we got this \$17,000 bid these other things that I've given you that I have I literally received 30 minutes from the meeting. I just asked him to break down a little more so I'm assuming that's what these are, but I think the grand total is still roughly the same is broken it down by

Commissioner Ellis: The pipe going to the septic tank are old clay tiles all of them.

Kevin Breeding: Please let me take that back there is some PVC still real close to the building so apparently it was repaired at one time but after you leave the ball field when you get inside the ball field fences and a little bit on the side of it converts to the old clay.

Commissioner Johnson: Where would the cleanouts be would they be in the ball field?

Kevin Breeding: So, two or three places no well let me take that back the one right beside the septic tank would be on the foul line but they said they could bury it in the ground with a little riser so you

could just take the lid off and go in it but it wouldn't be a trip hazard or a problem for the ball players because it would be under the ground the other two would be right outside the bathroom building.

Commissioner Ellis: if they're replacing those pipes, he could offset it more than the foul line if he's replacing the pipes.

Kevin Breeding: for the clean out

Commissioner Ellis: Yes.

Kevin Breeding: I guess that's based on getting from here to the tank which is by the field the closest that line that existing line gets to the tank is sort of the that foul line I guess you're saying to maybe to make a turn of some kind.

Commissioner Ellis: Well, he configured once one side more so off the foul line get it further off the power line if he's replacing all the pipe anyway.

Commissioner Ellis: This is both Community Center and ballpark?

Kevin Breeding: yeah

Commissioner Ellis: Is that gonna be coming out of their funding?

Kevin Breeding: Yes, right now their funding is so minimal that we wouldn't have it so really this is not budgeted but it's an emergency. I mean what are you going to do is just stop renting the Community Center and using the bathrooms?

Commissioner Carver: Is this the only estimate that we're going to get?

Kevin Breeding: Right now, it is because it's an emergency repair but if you want to wait another month and get some more repairs, we can do that.

Mayor Swearingen: How rented is the Community Center for December that's usually one of our big months?

Breonna Scoggins: November is booked up every weekend for Saturday and some Sundays in December are as well.

Mayor Swearingen: Would we have to not bring it out for them to do this stuff?

Kevin Breeding: for some period, I mean obviously they won't be able to do this whole job in a day and so during the time that they've got no pipe going to the center.

Commissioner Johnson: I think you do it Monday through Friday and most of the time the community center is not rented Monday through Friday. Well Monday through Thursday.

Kevin Breeding: True. We could certainly tell them to start on Monday morning and hope they get done by Thursday I mean by yeah by Thursday night.

Commissioner Ellis: what would be their start date that's going to be the other thing it might be man December before they get ready to start.

Kevin Breeding: Fair point

Commissioner Ellis: or first year

Kevin Breeding: yeah, very fair point

Commissioner Johnson: well, what are all these like other like 60 custom tasks for customer manager pricing.

Kevin Breeding: yeah, I like I said I got this 20 minutes ago.

Commissioner Johnson: that's \$6150.

Commissioner Carver: well, there's two that's dated October the 19th and then there's 123 dated November the eighth yeah but the ones that we just got tonight totaled more than 17,000 if these three if all these three are inclusive of this this is like 12 2129 thousand something.

Commissioner Johnson: yeah, that's a lot

Kevin Breeding: So, I mean I feel better getting more bids anyway if y'all just want to

Commissioner Johnson can it limp along that if they have repaired three of the breaks. Can it limp along and maybe even add a disclaimer of you know there are some plumbing issues, and you need to be aware of that or we you can happily cancel and get your money back.

Commissioner Carver: There is a I mean the ball field they're going to stop using the ball field because I'm pretty sure all their ball games in like mid-November so they're probably not going to be practicing as much as they have been.

Commissioner Johnson: Keeping kids out of those bathrooms will help as well anyway.

Commissioner Carver: If we know that they're not going to be practicing and using those shutting down shut them down lock them and

Commissioner Johnson: Even if they are practicing let them know they are shut down they are out of order right.

Commissioner Ellis: And worst-case scenario put a Porter John out there.

Kevin Breeding: Well of course in the worst-case scenario also the other bathroom I mean I know it's not ideal the hike across the ball field.

Mayor Swearingen: Now Kevin word of those go to those go here.

Kevin Breeding: we don't know that's don't know where they go.

Mayor Swearingen: you know my concern is you said that the pipe is separated yeah is the sewage going into the yeah.

Kevin Breeding: If it's not getting into the tank then it's going on the ground

Mayor Swearingen: So, it is something that we must address yeah this is all quickly.

Commissioner Johnson: This is awful expensive to get just one and Ben made a good point of you don't know that they could they have the ability to work on this anytime soon anyhow.

Kevin Breeding: I agree.

Commissioner Johnson: Why could they not make one quote?

Kevin Breeding: Yeah, these are different options one quote it's the 17.

Mayor Swearingen: if we don't want to do this is everything that needs to be done or we could do this one which is almost everything we would have to figure out what the minus.

Kevin Breeding: if you read underestimate details yeah details there were.

Commissioner Ellis: the post office it's on this \$6000 and it's saying tying into the post office.

Kevin Breeding: The City Hall and post office are not on that one next question is where they are I don't know.

Commissioner Ellis: Well on that quote it says that the bathroom building and tie into the drain line from the post office that cleaned out before the baseball field.

Kevin Breeding: Yeah. Well, the day that I talked to them they told me they didn't think it was on it and they learned more since then.

Mayor Swearingen: Saying that so are they assuming on this bid that it's so that's one of the lines.

Kevin Breeding: I feel like this was premature the only reason it's really on there is people keep freaking out about the Community Center commodes going to stop there not being able to use it so I just thought it was within the realm of possibilities that you would want to just jump up and do this, but I don't think that's right.

Commissioner Johnson: Orlinda has spent a lot of money recently.

Mayor Swearingen: What if we table this get more bids and, in the meantime, make sure that we have some kind of disclaimer and maybe like say hey if it gets clogged this is how you unclog it.

Commissioner Carver: should we I don't even know I was just in there and I didn't look do we have signs posted that they shouldn't put tissue in the toilets and the where should they tissue trash.

Commissioner Johnson: Typically, they had it about the like where you pull the paper.

Breonna Scoggins: Where would they put the tissue?

Mayor Swearingen: They're going to have to do a trash can for just until we can fix all this now yeah and maybe we could get one of those inexpensive little the small trash cans that has the lid on it instead of an open one yeah just until we can get this taken care.

Commissioner Carver: The more paper you put through it the more it's going to clog.

Commissioner Johnson: Well and it's Christmas holiday season lot of kids. Kids have no regard, so I mean my son uses a roll toilet paper. every time he goes to the bathroom.

Mayor Swearingen: I mean hope but I'm not even going to go there because yeah, I don't want that in a minute but hopefully yeah but maybe we could do those things and then go from there.

Commissioner Johnson: Well, there is an option to I know that this has been done previously but to have access worst case scenarios somebody come up here and open up City Hall for them to gain access to these bathrooms.

Kevin Breeding: I think so you know particularly when we've done it in the past, we've had a very trustworthy person that we know from the community that we've been able to just you know.

Commissioner Johnson: well maybe it's an emergency thing right you go hey this is the issue we have going on if there are issues call somebody whoever that is and then they could come up and allow access or the other alternative is they go out to the pavilion.

Kevin Breeding: Yeah, theoretically we can lock Breonna's door my door.

Mayor Swearingen: I don't know I've seen some of some parties up here that I would not want access to the whole building.

Kevin Breeding: Yeah

Commissioner Johnson: yeah, it was one time there have been a few times that I've seen like one time just for one time sorry apologize.

Breonna Scoggins: I just want to make sure that I'm understanding correctly when I'm writing this out, so I need to give a full disclaimer about the bathrooms I need to make sure that like in the lease agreement so that needs to probably change a little bit in addition like an addendum to make sure that they understand that hey you're still responsible for taking off your toilet paper.

Mayor Swearingen: that should go with the trash.

Breonna Scoggins: because that's another issue that we've had with people in the trash is not going to the dump sometimes is going out here and trash cans outside and then the dogs are strolling in everywhere.

Mayor Swearingen: Oh yes

Breonna Scoggins: I just want to make sure that if I'm telling people this and that it had state trash must be taken to the to the trash yeah well and should that not be part of the cleaning agreement like you do not get your money back if the trash is not OK.

Commissioner Carver: Maybe it should state that trash must be taken to the trash.

Commissioner Johnson: Well and should that not be part of the cleaning agreement?

Kevin Breeding: It's in there.

Breonna Scoggins: It's in there.

Commissioner Johnson: Even more strictly enforce it.

Mayor Swearingen: Maybe add it cannot be put in the in the containers on property maybe do that too just to and I know that's a lot but if we do that then the public knows that there are problems so when it happens.

Breonna Scoggins: I was just speaking from a customer service because you all have people coming here complaining because I'm telling them this, but you know especially people who have already rented it. That means I'm making a phone call tomorrow and saying hey this is what's going on.

Commissioner Johnson: I would personally as a customer I would appreciate the phone call more than I would just show up here and have issues all day long.

Commissioner Carver: yeah, you know just say we are we know that we have issues they do still work but we do have issues we are actively getting bids and going to repair this, but we wanted you to be aware.

Commissioner Johnson: And its government and nothing happens fast so and its holidays which means and its winter and so the weather is unpredictable and none of this is going to happen fast even if we said do it tonight, I don't think it's going to happen fast.

Mayor Swearingen: Yeah, sorry to put all that extra on you.

Item 3

Mayor Swearingen: Reestablishing the Orlinda Christmas parade so after October Orlinda we had quite a few people asking about the parade we quit doing it a couple of three years ago I guess so longer than three years ago several years ago we quit doing it because honestly, we got to a point where I think the last time, we did it we might have had 20 people.

Kevin Breeding: Eleven.

Mayor Swearingen: oh, OK eleven people so we and we didn't have a lot of community participation so we quit doing it and then it has been brought back up people are interested in it again like Christy has had some people talking to her, but I may be putting words in her mouth, but I was thinking that. She had people asking her so we kind of started moving forward with a lot of this stuff that would be free besides the tree and Bree has kind of put all of this together with input from others and come up with this and so instead of just doing the parade it will now be if this is good with everybody a tree lighting and then we're going to do a Christmas vacation like competition all around Orlinda where people can enter decorate their houses Byrum Porter Senior Center is going to come up here and do coffee cocoa cookies Orlinda Baptist is working on kind of a community choir to do Christmas carols from the five to seven time frame so a lot of community input the east Robertson band has agreed to participate again that was one of the things too that had happened is that the band wasn't even coming anymore you can't have a parade without a band so that's kind of where we are I think there were some other things that cost that maybe we need to is that where we need to vote is there anybody that just wants to scrap this all together and say Nope we don't need to do this again

Commissioner Carver: I don't think it's possible to scrap it all together when you've already it's already been published yeah little late.

Mayor Swearingen: I think we're voting on some of the maybe some additional things this is kind of the free part that just requires getting things together cause Byron Porter is doing the coffee cocoa and cookies correct.

Kevin Breeding: No.

Breonna Scoggins: They're making the cookies and cocoa, and they asked city hall to do the coffee.

Mayor Swearingen: OK but that's still not a ton. and Santa Claus forgot that visit with Santa Claus and I have I think when it was posted there's been a lot of positive feedback that people were glad to see it come back so do, we need.

Commissioner Ellis: Did you find the carriage?

Mayor Swearingen: yeah, I'm glad you brought that up we are still looking for some way for Santa to come in at the parade.

Commissioner Johnson: Why not the fire truck.

Patrick Darrow: Yeah, we spoke about that.

Commissioner Johnson: Because on the engine they can stand between the walkthrough where you pump Santa could stand there.

Patrick Darrow: I didn't think of that. That is true.

Mayor Swearingen: So, if we don't find we were we were hoping for like a horse drawn carriage kind of thing.

Commissioner Carver: Have you asked Jackie Adams?

Mayor Swearingen: Yeah, I think it was Atlanta Laney yeah he's not able to there is someone else that I still need to try to get in touch with that if apparently they're in Kentucky but there was one other person that I can get in touch with for that but no we still have not found that and then the other thing that we need is some sort of vehicle for the grand marshals and that's Pete and not Pete I'm so sorry Pete W and John gosh I'm exhausted PW and John because Mildred is the their mother is the one who started the parade and then also just to honor Pete as well as a council member so that's what we're still kind of where we are which I guess we need to hurry because this is in how many weeks 3-4 OK so those are the yeah so those are the things that we do still need some kind of fancy convertible type for them and then somehow to get Santa in and then do we still need a something for Santa to sit on for pictures ?

Breonna Scoggins: I can bring my rockers off my porch. I don't mind.

Mayor Swearingen: OK but if anybody has any ideas about where Santa could sit for pictures, I know we've looked for a sleigh.

Kevin Breeding: Yeah, we've got about four different plays that we know about but haven't got them nailed down yet apparently bottom view farms has one the Mexican restaurant in Franklin KY has one the retired veterinarian in Franklin KY has won we got calls into all those people and one other one but no responses.

Mayor Swearingen: Years ago, we had a sleigh up here and I think that it's from I think it was that that veterinarian.

Kevin Breeding: it was.

Mayor Swearingen: OK

Kevin Breeding: We've already reached out to him he died since

Mayor Swearingen: OK cause I what did we do we had we brought it in here and we did it as a fundraiser we yes and on it made pictures and you could get like one picture free if you wanted to buy more.

Mayor Swearingen: We did we did that for the playground?

Kevin Breeding: I don't even I think you may be right I honestly don't remember.

Commissioner Johnson: From a photography perspective a chair is just as nice the kid just needs to be able to get close to Santa that's all yeah and the more you have in the way the more it takes away from the picture makes sense.

Mayor Swearingen: So, rockers are great anything else anybody thinks we should be adding doing Sherry thoughts?

Commissioner Johnson: So, what exactly is the vote for?

Mayor Swearingen: Best Christmas lights

Commissioner Johnson: No, I'm sorry for the commissioners voting for?

Kevin Breeding: Because it wasn't budgeted for so essentially, you're going to require a budget amendment we don't have to do that.

Commissioner Johnson: But how much I mean how much are we talking.

Kevin Breeding: \$1000.00- \$1500.00.

Commissioner Johnson: but don't you have the right to make that decision?

Kevin Breeding: I can spend \$2500 but it must be within the budget in other words only the City Council can raise the total budget number.

Mayor Swearingen: the 1500 is basically the tree that would stay and then coffee.

Kevin Breeding: Bre really put together a pretty nice little budget. Do you remember what it was, but it was like 800 I think right.

Breonna Scoggins: so the idea is to have burn barrels yeah just in case it's cold so we're going to do four of those the cop and I found those on Facebook marketplace for like \$10 each I just got to pick them up and purchase them the coffee I did a breakdown with Byron Porter so the cookies were going to cost what \$20 a tray from Sam's Club the coffee not everybody drinks coffee I said get what two cans of coffee the big cans from Sam's Club probably about \$30 each maybe and then the clubs the with the slaves that was about \$60 if we bought it for cocoa and coffee is what I figure and then \$25 for coffee syrups and people wanted coffee syrups and sugar and creamers.

Commissioner Carver: Now that's going to be free to the public the coffee and cocoa.

Breonna Scoggins: Yes, but the cocoa and the cookies are going to be provided by Byrum Porter is that they would do this there's no cost for Santa the gentleman has agreed to do that the tree is like \$210 maybe so that.

Commissioner Carver: Do you have lights for it?

Kevin Breeding: We have plenty of lights.

Mayor Swearingen: he's a light hoarder.

Kevin Breeding: Part of that expense on remembering

Breonna Scoggins: I don't know how what goes in the burn barrels to burn. The cost of wood maybe. yeah.

Kevin Breeding: Part of it the job that price of that we had in there originally, I think it was like \$70 each for four of the fancy little burn things like you see on people's patios and that's when we said they can't we just do farm barrels so it's not that much \$10 not as pretty.

Commissioner Johnson: Yeah, I don't think it'll matter it's dark it's Orlinda.

Commissioner Ellis: And if it's clear that they have lift burn ban.

Mayor Swearingen: We're not under one are we because we're not from my understanding that I think that's down to the South of us.

Patrick Darrow: From my understanding we are not. Yeah, I don't that had heard anything about it.

Mayor Swearingen: I think one of the only areas that's happening.

Commissioner Carver: So, do we need a vote?

Breonna Scoggins: Christmas competition is we the prize has been donated for the house that wins so that's not a cost who's going to judge that the parks and recs department.

Commissioner Carver: Well so can we just make a motion to do the Christmas thing where the cost up to \$1500?

Commissioner Ellis: Let me ask you this does this fall under parks and rec activities.

Kevin Breeding: It's kind of for you guys to decide I would think so we don't have enough money in there right now for you to come over there.

Commissioner Johnson: But the money that was made from October in Orlinda yeah so can that money does not go towards because there's money made with the pageant and well where does that go.

Commissioner Ellis: Did you crunch the numbers?

Commissioner Johnson: No, I did not but I saw there were. I had questions and then I didn't ask them.

Commissioner Ellis: There was no money made in October in Orlinda

Kevin Breeding: There never has been.

Mayor Swearingen: yeah, it's not supposed to be.

Commissioner Johnson: Yeah, I know it's supposed to be a break-even kind of thing.

Commissioner Carver: Yep, community event.

Kevin Breeding: You want to make that motion?

Commissioner Carver: I'm sorry I make a motion that we move forward with Christmas in Orinda with the future budget amendment future budget amendment of up to \$1500.

Mayor Swearingen: Alright a motion has been made to move forward with Christmas in Orinda with a budget of up to \$1500. Is there a second?

Commissioner Johnson: I'll second OK motions been made and second.

Breonna Scoggins: Mayor Swearingen what is your vote?

Mayor Swearingen: Aye

Breonna Scoggins: Commissioner Carver

Commissioner Carver: Aye

Breonna Scoggins: Commissioner Ellis

Commissioner Ellis: Aye

Breonna Scoggins: Commissioner Johnson

Commissioner Johnson: Aye

Breonna Scoggins: The Ayes have it.

Item 4

Mayor Swearingen: Where are we I don't even know where we are. A new contract with the city and Robertson County is in the packets the amendment.

Kevin Breeding: Yes

Commissioner Ellis: I did not get that my packet.

Commissioner Johnson: Would you like to look at mine?

Commissioner Ellis: Please

Kevin Breeding: It's straightforward.

Mayor Swearingen: I mean this is one of those that we pretty much must.

Commissioner Johnson: Yeah, if we want the money.

Kevin Breeding: Yep, a little better because they doubled our money same policy of same agreement that we will serve our calls that are in the county the county decided to double our fire department funding and so we're going to do it for 199,000 instead of 99,000 same service.

Mayor Swearingen: Alright is there a motion to pass?

Commissioner Ellis: Make a motion to pass the fire protection agreement between Robertson County and the city of Orlinda.

Mayor Swearingen: The motion has been made to pass the Fire Protection agreement between Robertson County and the City of Orlinda is there a second.

Commissioner Johnson: I second motion

Mayor Swearingen: OK motion has been made and seconded.

Breonna Scoggins: Mayor Swearingen What is you vote?

Mayor Swearingen: Aye

Breonna Scoggins: Commissioner Carver

Commissioner Carver: Aye

Breonna Scoggins: Commissioner Ellis

Commissioner Ellis: Aye

Breonna Scoggins: Commissioner Johnson

Commissioner Johnson: Aye

Breonna Scoggins: The Ayes have it.

Item 5

De Annexation of Ralph Friddle

Mayor Swearingen: alright I will let Kevin talk about the request to from Ralph Friddle.

Kevin Breeding: I'm sorry.

Mayor Swearingen: Request from Ralph Friddle

Kevin Breeding: Yeah, so all we know is you're going to know everything that I do and that is that we got the letter that is in your package that says I'm petitioning City of Orlinda to de annex my property located in the city limits of Orlinda I have included a map of the parcels. I meet the requirements for de annexation. So here's the thing this never could have flown except the state legislature passed a new law that went into effect on July 1 of 2023 that is designed essentially for farmers and I get the law it's so that if you've got a farm on the outskirts of the city and that city reaches out and puts a big property tax on you and you don't need the services because you're a farm it can be a real burden on a farm and I respect that and understand it and therefore if that happens they pass this law that allows farmers to opt out and to say we want out of the city now the law wasn't anyway designed for this situation

because Orlinda doesn't have a property tax so there is no burden also is that a farming operation at 52 and 31 W well it's really not however the threshold the defines farming in that particular law of course every laws that different definition of farming but in that case thresholds pretty low and I think he probably immediately if he cuts hay and I know he does he probably meets now we have no idea I can speculate but that's unfair for why he wants out so all we're going to do is rely on what we know and that's everything we know he could probably get out however he has failed in his paperwork is deficient and so the way the law reads is that after he applies for de annexation station he basically gets that deannexation in 90 days if he meets all their requirements so number one he hasn't submitted anything to us that shows that he meets the requirements for example an IRS filing that shows that you had farming activity on your IRS forms for your taxes for that year if it isn't that then are you a Greenbelt situation and do you have farm income that you reported if it isn't those two there's a couple other caveats so Long story short he's got prove some of that I think you can't I'm not suggesting that he can't but he hasn't done it when he submitted it the second thing is the law requires him to submit a copy of the original annexation form when he was annexed and he didn't do that the actual annexation ordinance now I think again you can get that from either us or the county so I don't see any reason why you couldn't do it now one thing I will tell you to don't get too disturbed that there could certainly be this rash of farms that want to de annex because his is probably the only property in the entire city limits of Orlinda that would qualify for this because there's a bunch of exceptions that nothing else would meet for example if you're surrounded otherwise by city of Orlinda property you can't do this he is not he is he joins highway 31 W and across the street is Portland and so that counts #2 if you bought your farm from someone you can't do this you have to either have owned the line when it was annexed which in this case was roughly 1998 is when the city of Orlinda took in that area so he had to either own that land or his mother and father either or had to own the land so again he meets that lot of people wouldn't there's a couple other things in there that make it very tricky for anyone else to try this but just the first glance looks like pretty good chance he qualifies and can do it and so right now we the attorney is actually going to look into it a little bit and see if he does meet all the requirements obviously well let's draw 's decision I wouldn't think this is something that we would look favorably upon just for the loss of potential future revenue since that's a commercial area but we don't have any of that decision tonight I'm just telling you what is going on making you aware of it and telling you that we are going to get a report from the attorney later but we have more than 90 days because his clock has not started because he is deficient in his paperwork when he corrects those things he will be squared away and then the clock will start.

Commissioner Ellis: Which properties specifically?

Kevin Breeding: I'm sorry you got left out but there I put the map in.

Commissioner Johnson: I don't think anybody got a map.

Kevin Breeding: Alright maybe I didn't

Commissioner Johnson: We didn't get the letter or map.

Kevin Breeding: the letters two sentences that just read the map is the property beside the hotel on the corner of 31.

Commissioner Ellis: That does not connect to 31 it does not back up to 31 but it's got that little strip right there I'm not going to properly.

Kevin Breeding: yeah, I'm trying to think that.

Commissioner Ellis: So, he's only he only touches highway 52.

Kevin Breeding: Right, I don't think that would.

Mayor Swearingen: Well, if all other sides are city of Orlinda and if somebody else has the 31 here.

Kevin Breeding: We get in the back that's not city of Orlinda property must be up to be thrown out it has to be an island surrounded by city lens would disqualify him I still don't think.

Commissioner Ellis: Button goes all the way around him.

Kevin Breeding: But according to the our maps and his the city limits is right there he is divides his property so there's definitely county property that joins in and this dotted line is the city limits I can get you a copy of it but the start line is the city limits so think of it like this we know we only go 500 feet on each side of 52 alright so if you go out through there and you're talking about that corner lot the city only goes kind of 500 feet his property continues everything beyond 500 feet is county property and therefore the city doesn't control everything surrounding him the county would now on this one it little less clear and that's one of the things that the attorneys looking into there's three other parcels basically where his house is so you know you got that house and you've got where they put in that new little cut through the very drive and you got that little triangle that they left him right in front of the winery some of those would be islands so it very well may turn out that we can block those also those aren't used for agriculture it's coming to my thinking I don't know what agricultural activity he's got going where the house or where the cut through is or where that little triangle

Commissioner Ellis: The only thing I have seen him doing is cut hay and that would probably get that halfway grow corn and that little pump section like you tried raising sweet corn in there something a couple of years ago.

Kevin Breeding: It would have to be this year it would get we are single asset to the larger he would probably get it as unfair as that seems but if he if he sold his hay or used it for his own animals then they would probably qualify it as farming but there's still some other things that might not now this third one is sort of back behind the truck stop so that little terrible road turn off like you're going to the truck stop they road on the left there go out there pretty good ways whereas barn burned about 10 years ago he wants that as well that again it's got city limits on three sides but it's divided between city and county so pass it down if you don't mind so you know please see so we'll see you know we're certainly going to look at all that later and hopefully you don't have to tell us why I've got strong suspicions about why but you didn't have to tell us I would hope that he would but that's not really didn't have to so anyway there is no vote on it can't be just making you aware that could be coming so we will see.

Item 6

United States Postal Service Leasing Agreement

Mayor Swearingen: The Post office

Kevin Breeding: So basically, the post office wants to pay us \$400 a month less than we were making.

Commissioner Johnson: I want to pay \$400 less a month too.

Kevin Breeding: They want to pay 400 less than what they were paying in the year 2000 that just seems absolutely absurd to me I don't know anybody that's paying \$400 less rent today than they were in 2000 but here's the thing what they do is infuriating but they take places like the cross plains post office and they average that in well our post office and across there's no wow comparison of the two it is totally unfair to say well they get extra dollar square foot there and so that's what we want to pay Orlanda nevertheless that's how they do it but here's there's only really one way out of this the last time this happened they tried the same thing and we just basically said that fine were not going to take that if you want to move your post office move your post office we're not taking it we can get that from a private business or anything else with the idea that we wouldn't really let him go and Long story short they took our bluff and said OK we'll just keep paying what we're paying which was still what I believe a perfect cut because you know inflation and everything paying the same today as we were in 2000 is a cut but \$400 less is insane. Where we are now is we don't take the \$400 less I can go back and say the heck with you we're not going to do it move if you want to but this time they're telling me they've changed their ways I guess too many people possible tweeted last time and so we really don't have one option either they are going to shut down and move or we can have an independent appraisal ourselves if that appraisal comes in at whatever it is then they I don't know that they'll pay our appraisal but they'll at least pay what they are paying as long as the appraisal is above that

Commissioner Johnson: So how was the rent determined to begin with?

Kevin Breeding: I wasn't here but my understanding is that the US Postal Service met with the city and work really hand in hand before the building was ever built they had an agreement that Tony submitted a per square foot price and said if you will build this facility I mean we will build this facility to your specifications by the way the post office design that thing not us not our engineers not our architects they are stupid and we said alright we'll build it for you and we will build it to your specifications up to and including the lift back here and everything else and so we had that all deal made and agreed to before we rented it to them since that time it's only came up once because the first lease was 20 years and actually start I keep saying 2000 I think it was 1998 but now they won't do 20 year leases they only do five year leases and so the first thing we had was about five years ago and they tried to cut us down we said not going to do it and they came up now I feel almost certain that they're really not going to move over that amount for them try to find new location whatever it's highly unlikely however I don't want to run that risk I mean I the community would be up in arms if we lost the post office

Commissioner Johnson: So, because we are a city, we had to have post office?

Kevin Breeding: No

Commissioner Johnson: So, they could just shut down?

Kevin Breeding: That's right

Commissioner Carver: For that all our addresses would have to change to something else right?

Kevin Breeding: I don't think so.

Mayor Swearingen: No, they would just have to figure out another way to sort their mail.

Kevin Breeding: Because we have addresses that they don't serve.

Commissioner Johnson: I think the mail already comes through Cross Plains anyhow and then comes to us.

Mayor Swearingen: That wouldn't matter.

Commissioner Johnson: what is the current rent?

Kevin Breeding: what is their check each month you remember?

Breonna Scoggins: \$3104

Kevin Breeding: Right in there.

Commissioner Johnson: So, if we put that in perspective with the other buildings that we have for rent today the place down on industrial the water is it.

Kevin Breeding: It is less than that but that's warehouse space that's unfinished you know I don't think that I think you'd have to compare that office space to office space they don't have any.

Commissioner Johnson: So, have you done an analysis of what finished like retail service whatever it would be considered?

Kevin Breeding: Well when I do as part of the quote idea all I know real estate expert I simply went under a bunch of real estate sites and printed pictures of office buildings that looked very similar to ours and White House and Springfield and around and said hey it looks like other places are paying about 500 X dollars per square foot and that's why we believe this is crazy and we're not going to do it this time there's absolutely no point in me doing that so no I haven't but the reason there's no point of me doing it they there is no consideration there's nobody you can go to trust me I'll talk to Atlanta we've gone all the way up now their new policy is either you pay what we're offering or you have a certified commercial real estate appraisal done by a certified bill of commercials appraiser you submit that to us and we'll use that

Commissioner Johnson: And what does it cost to that?

Kevin Breeding: That's the big thing is it's shocking it'll be 8000 maybe 10,000 when we looked into doing it before it was about 7000 that's five years ago there's just not many believe it or not there's not many commercial appraisals.

Commissioner Johnson: \$400 a month over the course of five years is \$24,000.

Kevin Breeding: it's worth the appraisal.

Commissioner Johnson: Yep.

Kevin Breeding: I don't see any choice at all.

Commissioner Johnson: I don't know I say no we're not going to raise that we're not going to the right because in what world do you lower the rent I said. I said do you know what I asked him Atlanta big dog

that I talked to, and I said do you know anybody that's paying less rent than in 2000 does this just not seem absurd that you on its surface, so their explanation is what it looks like they've been overpaying for the last 23 years.

Commissioner Carver: So bad for you.

Kevin Breeding: Right. But that's kind of their position is well we have over paid but we're not going to do it anymore but to me I mean what else can we do except the appraisal, but I just wanted to know that it's a shocking amount it's not like a home appraisal that are a few hundred dollars.

Mayor Swearingen: Do we need cause that's going to be a budget change again.

Commissioner Johnson: Well but what's everybody's opinion? I mean why don't we just say no and see if they come back and buy it and then we get the appraisal.

Commissioner Ellis: You said they only do 5year contracts. Do we have to do it every five years?

Kevin Breeding: Yes.

Mayor Swearingen: So, we're going to be spending eight \$10,000 every five years just to come back?

Kevin Breeding: Well Ideally, no you are right.

Commissioner Johnson: The appraisal might come back and say they are in fact overpaying and then we must lower it and that's fair.

Kevin Breeding: Absolutely

Commissioner Johnson: At which point then probably they wouldn't readjust again in five years because they would be at what they consider a fair rate. Right?

Mayor Swearingen: Hopefully

Commissioner Ellis: Well, it is the government.

Kevin Breeding: I agree.

Commissioner Johnson: Fair, it is the government but also, I mean.

Kevin Breeding: That true all true. But what do you do.

Commissioner Johnson: I think you say no.

Kevin Breeding: I am all for that, but my fear is.

Commissioner Johnson: Well but let me ask this question you say no and then come back and say fine we're moving until you unless you get this appraisal.

Kevin Breeding: We have already done that, so we are past that point.

Commissioner Johnson: So, we are at the point where we either say no and call their bluff or we do the appraisal?

Kevin Breeding: That's correct I said look my City Council is never. I quote and I'm happy to put it before a vote but I said they are never going to vote to pay less money today than they were 23 years ago so you might as well just consider us what do we need to do to close this out what do we need was that strong about it I said is there paperwork what do we need to do to just tell you guys that we're done we're not going to rent it for that so basically they started sending me the paperwork there was no you know I said you know can you take that forward and let them know that and see if they change their mind? Nope.

Commissioner Ellis: When do they need an answer?

Kevin Breeding: A year. That's the good news it's 2020 the end of 2024.

Commissioner Johnson: So, we have time to shop appraisals?

Kevin Breeding: absolutely have time. Time is not the issue.

Commissioner Ellis: Do we need make a motion to shop for appraisals?

Kevin Breeding: One thing about that though it's a little bit tricky too because that's professional services we're not allowed to get bids on professional services you can only get what's called RFQ's request for qualifications so our professional services you cannot say to like an engineering firm hey how much per hour would you charge to do our engineering work you have to ask them what are your qualifications to be our engineer can you show us there's they sort of backdoor by saying can you provide us a list of your rates to comparable customers there's certain things you can ask for but you cannot send out a form that just says bid on how much you charge to get a real estate appraisal for the city of Orlinda post office cannot dividends that you have to get a request for proposals but as I said we can probably find a way to do some pretty close comparisons it will just be a little like nothing we've ever done they had to do it even somebody before my time was smart enough to do it when they did the architectural services for City Hall they did that they just requested qualifications and asked for prices on similar projects you can kind of ask them informally but you're not supposed to do that professional services are just a weird area. Same thing when we hired our lawyer you can't go from lawyer to lawyer and say how much per hour would you do our legal work for you have to say what are your qualifications to our legal work or our rates you charge similar companies there's a lot of races you can ask but you can't just start bidding competition like you can with the construction project or a new car or whatever.

Commissioner Johnson: So, why do you feel like their comparison is Cross Plains and what Portland I assume?

Kevin Breeding: I don't know that I'll ask that very question they wouldn't tell me they just said well we use what we feel are comparable and I said can you tell me what some of those are because if you're using Cross Plains that's ridiculous it's not even remotely as nice as ours and they said that that's a complicated formula that our real estate office does and I mean everything in the government supposedly we file a freedom information act request and try to get that but it's not free coming.

Commissioner Johnson: Can we call Cross Plains, and see? Does Cross Plains own the building?

Kevin Breeding: They're building.

Commissioner Johnson: Yes

Kevin Breeding: The city does not.

Commissioner Johnson: The city doesn't own the post office and the building for the post office.

Kevin Breeding: Now I know that for sure it's a private person the rent from. I don't know who.

Mayor Swearingen: Maybe taking into consideration what they do in the building.

Kevin Breeding: I think we're the only city in Robertson County that owns our post office because I've got calls over the years from almost every city want to know how we worked this out because they want to do it, so I don't think anybody I have to think almost every city is called at some point as in how we got to own our post office.

Mayor Swearingen: Because at one point they were just going to completely close it when they were moving all the things.

Commissioner Carver: they're not here very many hours anyway I mean they're not.

Mayor Swearingen: That's what I was just saying. I wonder if that goes into the equation that they don't really sort mail and do all the things there.

Kevin Breeding: I think it makes it more likely that they would actually close yeah close on a full time post officer on the closing a part time office they wouldn't see it as that big a deal but that's guesswork anyway I still think I don't want to overstate this the way we have to do the bids I think I can figure out some way to compare I think it's commercial.

Commissioner Johnson: It's unfortunate that it would cost so much money to figure out if it's fair that's very unfortunate it would really be unfortunate to lose the post office but also I can't call my mortgage company and say I don't think this is fair price so I'm not going to pay I'm going to pay \$400 less every month I mean but it is a lease agreement and it's a negotiation and I don't know.

Kevin Breeding: All true.

Commissioner Johnson: But it's \$24,000 over the next five years so that's not chump change either so then in five years they come back and say we think it's still overpriced pay another we want another \$400 less because you didn't last time.

Kevin Breeding: I agree.

Mayor Swearingen: What month exactly does this expire in?

Kevin Breeding: I think it's no January 1 of 2024 so that's more than 2024 is that I'm sorry 2025 OK by the way yeah it was 1/20/25.

Mayor Swearingen: How quickly does this move? Is it something that we could potentially plan for and put in the next budget?

Commissioner Johnson: If they're like land surveyors you might have an 18-month lead on

Mayor Swearingen: Yeah, that's what I was wondering if it's something that.

Kevin Breeding: I guess my fear with that is at that point we're being on a pretty short yeah you know we don't have six months to hire appraisers get an appraiser to do it and as Jennifer just said if they're anything like surveyors. It could very well be.

Commissioner Johnson: You could probably have an idea of that before the next meeting too.

Kevin Breeding: Yeah, that's a good point. I could ask around and see.

Commissioner Johnson: And say you know July 1st we're gonna hire you to do this, but we must get to our budget cycle.

Kevin Breeding: Right yeah alright be happy to ask.

Mayor Swearingen: From that this is explore our options right now. I don't know bring it back. Alright, did we have anybody sign up.

Breonna Scoggins: No

Mayor Swearingen: Ok, city manager report. go have one real rain so I'm little reluctant to just.

City Manager Report

Kevin Breeding: Basement leaks. One real rain so I'm little reluctant to just declare it fixed but the one big rain we did have there was no problems.

Mayor Swearingen: That was a huge rain.

Kevin Breeding: It was. It was awful, it's fine. Post office same thing they said that first time they hadn't leaked in a year, so they were happy and so far, it seems to be fixed they haven't billed us by the way strangely it's been fixed for over a month. The electricity and lights to the park bathroom I don't even know if you all knew those are gone out, but electricity all died in the bathroom here and we got that restored the new HVAC unit that we didn't expect has also been installed working. By the way a kind of a funny thing on that one brand new right out-of-the-box didn't work install properly and everything one of the burners was faulty

Commissioner Johnson: So, they replaced the entire unit or just the burner?

Kevin Breeding: Just the burners are yeah, I don't know why I could have made on replace the whole unit.

Commissioner Ellis: They must do it under a warranty.

Kevin Breeding: Yes. Yes, it is, and it is under by the way the warranty is shorter on commercial for some reason.

Mayor Swearingen: He said I happened to be in here when he came in here and he said that he sees that more often than you would think.

Kevin Breeding: Brand new stuff not working.

Commissioner Johnson: That could be a transport issue.

Mayor Swearingen: he did say that that wasn't he wasn't fazed by it so anyway the October on the report you guys are talked about it was I mean we had the biggest pride we've ever had the money wise it's never been a profit center but I don't think that's our goal I don't know Sherry or Bre are you going to say anything about October in Orlinda?

Commissioner Johnson: It sounds like that parks committee did a great job.

Mayor Swearingen: Yes, and thank you Christie because you did a lot of work, we appreciate it

Kevin Breeding: Sorry and thank you Christie and so did Bre and thank you Sherry, Michael matt and Stacey for sharing all the work and that's that.

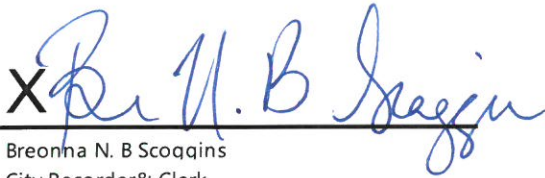
Mayor Swearingen: Alright any other questions comments concerns? Meeting adjourned.

Motions Passed

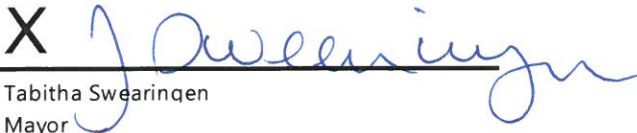
1. Minutes
2. New Fire Agreement with Robertson County
3. Budget Amendment for Christmas in Orlinda in the Amount of \$1500.00

Tabled Items

1. Lettering /Decal Bids for the New Fire Vehicle (Awaiting more Bids)
2. Getting a Commercial Appraisal for the post office lease waiting until the budget for the next year.
3. Information from lawyer in the Deannexation for Ralph Friddle
4. Surplus of Old Fire Engines
5. Community Center Plumbing (Awaiting Bids)

X 

Breonna N. B Scoqqins
City Recorder & Clerk

X 

Tabitha Swearingen
Mayor