

**City of Reidsville**  
**City Council Special Called Meeting**

FILE

Thursday September 29, 2022

5:00 p.m.

Draft Copy- Not approved by Council until November 14, 2022

The Reidsville City Council held a Special Called meeting on Thursday, September 29, 2022, at 5:00 p.m. Members of Council present were:

Lindsay Bennett

Carolyn Crume- Blackshear

Donald Prestage

Doug Williams

Verdie Williams

City Attorney DuAnn Cowart-Davis was absent on medical leave. Nivea Jackson, City Clerk was present. Mayor Curtis Colwell called the meeting to order at 5:00pm. Mayor Colwell led the meeting in prayer and the audience recited the Pledge of Allegiance aloud in unison. Mayor gave the floor to the City Clerk for explanation. This meeting was called primarily to have Council members hear Mr. Bill Powell, Georgia Rural Water Association representative, who has been working on our audited numbers using a very difficult formula, and to approve the property tax millage rate.

Mr. Powell is proposing that the city may need to enforce a possible rate change that may be needed to ensure that the city can qualify for the upcoming USDA loan. Mr. Powell was given the floor and he showed us PowerPoint presentation on our current availability to meet the loan obligations. He also gave the Council handouts to support his explanation. He spoke for an hour giving specifics to the financial structure of the loan and the requirements. Mr. Doug Manske, a local citizen in the audience asked several debt services questions and the service factor ratio. Councilwoman Bennett asked for a copy of the presentation to look over because he gave out a lot of information. Mr. Powell encouraged the city to investigate refinancing the current USDA loan at a cheaper rate to save the city thousands of dollars. Blackshear informed Mr. Powell that we had other companies to visit us over the last year and we have been in talks with our Engineering firm concerning this matter. The impending loan would include a 45% Grant, and only obligating the city to a 55% pay back of the loan. Councilwoman Blackshear encouraged the Council members to take all information under advisement. Councilwoman Verdie Williams stated that she would speak with the City Engineer and report back to Council before a vote was taken to move forward.

Next on the agenda was the millage rate. The City of Reidsville current millage rate is 7.0%. City Clerk Nivea Jackson explained the PT32 form given to each Councilmember. Jackson also explained that the handout shows 6.806 as the new millage rate, and we would not need to increase taxes. At 6.806 the city would not need to advertise for a tax increase because property values were up, and the city would get more money this year as opposed to last year. The tax PT32 & PT38 are due to the State on October 1<sup>st</sup> so that citizens can receive tax bills. Susan Thomas, former City Clerk, was in the audience, and asked why not leave the millage at 7%? She stated the city was doing that in the past to ensure for inflation and budget pitfalls during the year. Bennett also asks, "why would we change it? Let's just keep it the same." Councilwoman Lindsay Bennett made a motion to accept the millage rate at the previous rate of 7%.

Motion by: Lindsay Bennett  
2<sup>nd</sup> by: Doug Williams  
Motion: Carried Unanimously

Next on the agenda was the sale of city property. However, the Council had already met previously in Executive Session concerning the sale of city property. Before the sale of property, the Council previously voted to ensure EPD guidelines had been adhered to. Councilwoman Bennett is requesting to wait until our legal counsel has returned. Councilwoman Williams is reminding the Council that the only evidence we were waiting on was approval from the EPD in which we have received. Councilwoman Carolyn Blackshear makes a motion to sale the City Property.

Motion by: Carolyn Blackshear  
2<sup>nd</sup> by: Doug Williams  
Motion: Carried Unanimously

Meeting adjourned at 6:32 p.m.