



Meeting Minutes

February 22, 2021

Call to Order

Candace Head called the meeting to order and led the Invocation.

Approval of Agenda – February 22, 2021

Motion: Kay Williamson

Second: Cathy Harbin

Unanimous.

Approval of Minutes – September & November, 2020

- Have not “officially” met since September of 2020. Did not plan to meet in December; January was when COVID hit our members.
- Table the September minutes until March meeting.

Motion to approve the November minutes as written: Kay Williamson

Second: Cathy Harbin.

Unanimous.

March Meeting Date

The meeting date for March will be moved from the 22nd to the 29th.

City Council Meeting has been set to March 22nd due to a special election held on March 16th.

Chair Report

- Quorum is still a challenge. Need to get to 5 on the Commission.
 - Johnny Fuller is still unsure about joining.
 - Mike Oxford said no.
 - There are people who seem interested, but not committed to joining.
- Robert Lovett had a discussion with Candace Head about naming the Woodbury Water Plant after him.
 - During the February 15th City Council Meeting, it was voted unanimously to move forward with naming the Water Plant after Robert Lovett, as: “Robert B. Lovett Water Works”.
 - While speaking with Mayor Ledbetter on the 16th of February, Robert Lovett was informed of the news.



Chair Report [continued]

- Alan Durham with Georgia Tech finished his work for the City. The surveys are now represented in a book that has been given to Candace Head. He did a great job.
- We are still lacking “blurbs” for the history from the 44 properties in the Downtown area.

Candace Head served on the hiring committee for the Main Street Program Director. Kelly Gritts was chosen for the position and introduced herself.

Main Street Report

- All of the properties have been sold and in the process of closing.
 - Old City Hall & Police Department/Shop will close on March 8.
 - Please go through the buildings.
 - The City Council voted to move forward to gut the interior of the buildings in January.
 - Old Police Department: Ceiling is stamped white tin from front to back.
 - Used to be Coca Cola Bottling Company.
 - Old jail has been cleaned out.
 - There are Pine wooden floors inside of City Hall but have been cemented over.
 - The Old City Hall is looking to be repurposed for Ice Cream/General-type Store.
 - There is a patio/porch on the back of the old jail that can be used for a Mexican restaurant.
 - The Mangham Building sold this week.
 - Justin Collins purchased and there are many ideas for the building.
 - Possibly ax throwing.
 - The Cotton Warehouse has been rented to Resurrection Antiques.
 - They now have a business license in two spots: Old Brake Shop & here.
- Old Fire Department has sold to Charlsy Godowns, April Black and Mandy Anesetti are making that a General Store with many features to it.
 - They will offer fresh grown produce and local meats, common hardware items, canning supplies, and more.
 - They own about 14 feet that runs the length of the building where they are going to put fresh-grown herbs and spices.
- The City retained a 12-foot strip between Durand and Dromedary which will be a walkway.
- Alan and Kena Kendrick purchased the Old Laydown Yard, where the City owned property with old equipment storage.
- Toby Fuller purchased the Chunn Building and almost sold it.
 - The surgeon out of Opelika looked at purchasing it but the sale fell through.
 - There is another buyer interested who has made another offer.



Main Street Report (continued)

- James Sibley has not done anything with the little red building.
 - He also owns a piece of blank land next to the Cotton Warehouse.

- In the 1911 building:
 - Downstairs rental pieces are moving along well.
 - We now have a public-private partnership to finish the loft apartments in the upstairs.

- John Coleman across the street is asking Doug Matthews and Alan Kendrick to renovate the Williams & Williamson building.

- The Smith house is possibly going up for sale.
 - There is a contract possibly being written.

- The Church is looking to sell the piece of property across and the old Masonic building.
 - Someone is interested in buying and starting the contract which will go to the Church on Sunday.

- There are additional movements that can't be spoken of yet. Will be a game-changer for our Downtown area, in a good way.

- The 13.62 acres that were in our Industrial Park had initially been part of a handshake deal with Solar Tyme to put the solar panel manufacturing facility there under a lease-to-purchase plan.
 - The day after that announcement was made, someone made a contract to pay cash for the piece of property.
 - The City now has another opportunity to move the solar panel company back to Larry Bailey's (of Concrete Supply in Fayetteville) place where the Champion Motorhome was.
 - This lot is 13.77 acres which they had a conversation about today.
 - This works out better for them because there is an existing pad poured which saves them about \$50,000.

- Now the City of Woodbury needs to work on housing.

- Woodbury is at 4.6% in the City. We are pushing close to better than national average right now.
 - There are still jobs coming in which should push us to the 3% rate.

- East Point Equipment is now up and running, pending inspection. Next to the water tower.
 - They will employ 15 people.



Main Street Report (continued)

- The City will need the Historical Preservation Commission (HPC) often throughout the foreseeable future.
 - There is a 287-page document from the Department of Interiors that has guidelines. It would be helpful to adopt that document to help with businesses and houses coming in.
 - Over the next 30 days, the Downtown Development Authority (DDA) is getting together material to put up an awning onto the Paparella's Pizza, Switch & Grind and Sandtown.
 - As bids come in, the DDA will bring design plans to the HPC for feedback.
 - The City has photos from the past of the awnings that were tin material, reaching out to the road. We would like to use canvas in the future that still looks historic.
 - This could possibly be used for outdoor seating for the restaurants.

Mayor Updates

- The City Council voted at the February meeting for us to move forward with the paving, striping, signage and all of the landscaping for our Downtown.
 - The bid has been accepted from Piedmont Paving.
 - The City has talked and contracted with TSW to do the project management today.
 - They are getting ready to do the pre-construction meeting to get the City ready to move forward.
 - March is when they are looking to get started.
 - They will mill, pave and stripe all three streets.
- The flower bed will be moved from the center of the road.
- Pavers are getting put in with a seating area and flagpole adjacent to Terry Bowles' property.
 - This will contain the information of all of Woodbury's past Police Chiefs.
 - Chief Smart Web is working diligently to find all of the information needed.
 - A bench will also be put in.
 - Crosswalks will be set in place on Durand and Dromedary.
 - All of this has been approved by Georgia Department of Transportation (D.O.T.).
- Mayor Ledbetter had a conversation with EPD, who shared information about the fuel tanks located at Terry Bowles' property.
 - The tanks can be removed for free if the City owns the property.
 - If the City doesn't own it, wait until someone makes a complaint and then the City could make the owner remove them.
 - The City is looking for a way to get in touch with Terry Bowles and have the property given to the City.
 - The City will not take on any liability by gaining the property, as the tanks will be removed.



Mayor Updates [continued]

- That property then could be used for more parking with a '76' sign or a phone booth.
 - The idea of using an old phone booth that will accept dollar bills as parking fees floated around.

- Everything is beginning to have personality again. The property mentioned is holding the City back.

- Bill Hardaway is putting the 6,000 square foot climate-controlled storage facility out here at Johnny's storage.
 - All of the plans are done, and he is ready to begin construction.
 - Once that is near completion, the Car Wash will go in another set of buildings across the street from Ingles.
 - Between the two, it is about one million dollars invested into the City.
 - Kelly Gritts has been tasked with 'red light to red light' for Main Street.
 - Her work will be a tremendous help to the HPC and the City of Woodbury.

- There are three pieces of property on Main Street that are unoccupied, which have received letters from Safe Built about condemnation.
 - Condemnation doesn't mean that a property will be torn down.
 - Once a property is condemned, the City gains ownership and a plan is formed.

- The issue of housing has been brought up again.
 - Woodbury is in dire need of more housing.
 - Jeff Lindsay should be getting close to making a decision to work on a subdivision on about 70 acres.
 - The houses will need to have different designs and match guidelines that the City, HPC, Planning and Zoning (P&Z) and DDA set in place.

Certified Local Government (CLG) / District Resource "Blurbs" Planning

- **CLG Application**
- Candace Head and Kelly Gritts have books for our CLG application.
- The application is about 93% complete. The remaining piece of the puzzle needed is the history "blurb" for each piece of property.
- To submit this application to DCA, the City is very close to the finish line.
 - DCA has seen a preview of the application and they are ready for it **today**.

- Once DCA reviews the application and moves it forward, they will send it to the Department of Interiors will take between 3 – 4 months to review before they stamp it then send it back to the City.



Certified Local Government (CLG) / District Resource “Blurbs” Planning [continued]

- At that point, the City will be designated ‘Local Certified Government With A Certified Downtown Historic District’.
- The City can then place signs at all 4 entrances that say, ‘Local Historic District’ and then D.O.T. will lower the speed limit to 25 MPH.
- All properties who wish to progress to National Historic status may do so.
 - The Malones [Dixie House] will likely be one of the first to do so, and the DDA with the 1911 Building.
- Once this district is declared, the City can ask DCA for more grant money.
- The building codes for Downtown will change also.

- The HPC will also need to work on guidelines discussed earlier in the meeting.
 - HPC should present to City Council a motion to adopt the document from the Department of Interiors.
 - The document will be shared to the HPC this week.

- Paparella’s Pizzeria has to have their windows changed from tinted to approved tempered glass.

Historic District Resource “Blurbs” Planning

- Candace reached out to Alan Durham again about how to get information for these properties.
 - These do not have to be a very long description, but rather a brief history paragraph overview of what the property has been, and is now.
 - Currently there are only 3-4 properties with these paragraphs.
 - Cathy and Candace had a side conversation earlier in the week about ways to engage Robert Lovett.
 - Even with everything that has happened, he is still open to talking about history and sitting down with different members of the City to discuss and share.

- The HPC is planning to have a discussion about the “blurbs” this Thursday, February 25 at 5:30 PM.
 - After this discussion, the HPC will then plan to sit down with Robert Lovett to further discuss the 44 properties to finish the history “blurbs”.

Member Comments

- Need to plan a meeting with Main Street Program Director, Kelly Gritts.
- Still need to continue thinking and trying to find 2 more members for the HPC.
- Bring the HPC book that contains Alan Durham’s surveys for the 44 properties.
- Will meet with one another and Robert Lovett for “blurb” information.
- Joey Woodall will be working on photos of Woodbury and getting more information together for the HPC.

Adjournment

Motion: Cathy Harbin
Second: Kay Williamson
Unanimous