

WILLIAM B. WHITLEY
Mayor
JOHN B. "JACK" NICHOLS
City Attorney
VICKI WAINWRIGHT
Clerk / City Administrator



COUNCIL:
EDWARD GUINN
Mayor, Pro Tem
JACOB HOPKINS
GLENN HARRIS
RODRICK FLOWERS
DEBORAH WILLIAMS

July 14th, 2026
Council Meeting @6:00 PM
Council Chambers

PRESENT

Mayor Pro-Tem Ed Guinn
Councilperson Jacob Hopkins
Councilperson Rodrick Flowers
Councilperson Glenn Harris
Councilperson Deborah Williams

MEDIA PRESENT

TC NEWS

INVOCATION: Council Member Jacob Hopkins gave the invocation.

OPENING STATEMENT: Vicki Wainwright

OLD BUSINESS:

Approval of the June 9, 2026, Regular Council Meeting and Work Session Minutes and the June 16th, 2026, Called Council Meeting and Work Session: A motion to approve the June 9th Regular meeting and work session minutes and the June 16th Called Council Meeting and Work Session was made by Councilperson Deborah Williams and seconded by Councilperson Jacob Hopkins. The vote was unanimous.

Mayor Pro-Tem Austin Guinn announced an amendment to the agenda to reflect a SPLOST purchase:

SPLOST PURCHASE:

Public Works Director David Windham informed the Council that he needs approval to purchase four pressure relief valves for the water tanks from water/sewer SPLOST funds in the amount of \$13,000. Councilmember Rodrick Flowers made the motion to approve the SPLOST purchase and a second was made by Councilmember Jacob Hopkins. The vote was unanimous.



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NEW BUSINESS:

Amendment to Manufactured Mobile Home Ordinance, 2nd Reading and Adoption:

City Attorney Jack Nichols reminded the Council that this amendment to the Zoning Ordinance will eliminate the "Manufactured Home Subdivision" zone in the city. This will mean that the current mobile home parks in the city will no longer be in a "Manufactured Home Subdivision" zone, as that zone will no longer exist. The property will now convert to the zone that the adjacent property to the mobile home park is zoned. He stated that the city has been concerned with the way that the mobile home parks have been kept up and that the properties look run-down or in disrepair. The mobile home parks will now be a legal non-conforming use. They mobile home parks will not go away, but the amendment will require that no more mobile homes can be brought into the park to expand the size or density of the mobile home park. Any mobile home that is not in code or is destroyed in some way can only be replaced with a new mobile home. He stated that the city plans to work with the Code Enforcement Officer with the Taylor County Board of Commissioners to enforce the requirements that the city already has in place to make sure that the current homes are up to code. The city will also enforce the codes and/or requirements of the mobile home park itself, such as roads, driveways and general park maintenance such as grounds. He further stated that the city is not trying to impede anyone's ability to live in a mobile home in a mobile home park, but they do want the homes to be up to code and a safe, healthy place to live. He also reminded them that the city will not allow any more mobile home parks to be established in the city, as the city will no longer have a "Manufactured Home Subdivision" zone.

Councilman Hopkins asked about the current moratorium that the city is under concerning mobile home parks. He was told that the moratorium extends until September, but once the amendment is adopted there should be no reason to continue the moratorium.

A motion to adopt the amendment to the zoning ordinance to eliminate the Manufactured Mobile Home zone was made by Councilmember Jacob Hopkins and seconded by Councilmember Deborah Williams. The vote was unanimous.



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Resolution and IGA w/ Taylor County Board of Elections and Taylor County Board of Commissioners:

City Clerk Vicki Wainwright informed the Council that the IGA is for the Taylor County Voter Registrars Office to handle the City of Butler's elections for the Special Election to be held in November 2026 and for the election to be held in November 2027. The Voter Registrar's office will handle everything election related except for qualifying, which will be done at City Hall. A motion is needed to adopt the resolution for the Mayor Pro-Tem to sign the IGA.

Councilmember Jacob Hopkins made a motion to adopt the resolution, and Councilmember Rodrick Flowers made the second. The vote was unanimous.

IGA White Pine Energy:

City Clerk Vicki Wainwright informed the Council that White Pine Energy is a battery storage project for storage of solar energy. The location of the battery storage is out in the County but falls under the City of Butler's fire coverage area. Due to the location, the Taylor County Development Authority has approached the Taylor County School Board and the Taylor County Commissioners and asked for the City of Butler to be given a percentage of the PILOT payments. (a potential of 10% was on the table) It was decided by the School Board that approval of the request would not be reached unless the City of Reynolds also received a percentage. Once that was agreed upon, it was determined that the City of Butler would receive 4% of the PILOT payments for the fire service. The City of Reynolds will receive 3%, the TC Development Authority will receive 2% and the TC Board of Commissioners will receive an extra 1% in addition to the percentage they would already receive in PILOT payments. The PILOT payments are for 19 years, and the amount of PILOT varies each year due to depreciation. Every five years the batteries will be replaced, which will show an increase in PILOT for that year and then they start to depreciate again. It was stated that the City of Butler is very grateful for being able to receive a portion of this PILOT. A motion to approve the Mayor Pro-Tem to sign the IGA was made by Councilmember Jacob Hopkins and a second was made by Councilmember Deborah Williams. The vote was unanimous.



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Water/Sewer Rate Increase:

Public Works Director David Windham reminded the Council that last month Carter and Sloope was present to give a financial consultation and presentation on where the water rates needed to be. He presented them with a spreadsheet of what they propose the increase should be to begin in August 2026. They propose that the Residential customers have a four (4%) percent increase, the Commercial customers have a twelve (12%) percent increase, and that MF&H have a twenty-five (25%) percent increase. Because these increases should have already been implemented and will have to go up again in the next fiscal year (October), it is recommended that the increases be doubled. This means that the August 2026 increase will be as follows:

- Residential – 8%
- Commercial – 12%
- MF&H - 50%

The next increase will not be planned again until October of 2027, when the next fiscal year begins. It was noted that this increase is less than what the consultants proposed in last month's meeting, which is a good thing. Mr. Windham said that the minimum water, sewer, and garbage bill for a residential inside customer will now be \$92.43, a \$5.55 increase. He also reminded everyone that this bill is for three services: water, sewer and garbage.

Mr. Windham stated that to repair failing infrastructure and make upgrades to infrastructure the city must borrow major money, and a lender will not allow the city to borrow any funds if the debt service ratio is not in the right place. The city is mandated by USDA and GEFA to have the rates at a certain level. GEFA has already notified the city that in order to put in for a loan/grant with principal forgiveness and a low interest rate, the utility rates must be increased.

Mayor Pro Tem Guinn stated that the city's primary job as caretakers of the water and sewer is to do two things: provide clean water and the ability to dispose of waste properly and sanitarly.

A motion to approve the water/sewer rates as presented was made by Councilmember Rodrick Flowers and was seconded by Councilmember Jacob Hopkins. The vote was unanimous.



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DEPARTMENT HEAD REPORTS

Public Works Director David Windham informed the Council that the water upgrades project that the city is currently working on is moving along, with the last section starting soon. He said that the city has more work to be done on Highway 137/MLK area and on Ridge Street, with the biggest portion left to do on Hemlock. Pressure testing will be done between Oak Street and the backside of Hillcrest Circle. Once the city receives a clear bacteria test those lines can be put in to service, and everything on the other side of the railroad tracks can start being tied in. He said that most of the tie-ins have been done except for three. He said all the streets that the city has cut during the project will be resurfaced or repaired. The driveways that have been cut will be capped in concrete. Ash Street will be resurfaced.

He announced that Community Night Out will be held at Liberty Park in Reynolds on July 23rd from 6 to 8. This event will be a joint venture between the City of Butler, City of Reynolds, and Taylor County Sheriff's Department. Bookbags with school supplies will be handed out to 200 students.

Taylor County School System has their first day of school on Thursday, July 30th. The first scrimmage game will be held on August 6th.

Fire Coordinator Brandon Maddox stated that the fire department ran twenty-two (22) calls in June. Those calls were 1 person stabbed, 2 traffic accidents with entrapments, three traffic accidents with injuries, 1 roadblock/obstruction, 2 structure fires, 2 vehicle fires, 1 wildland fire, 1 fire alarm, 1 stroke/cardiovascular attack, 2 offroad accidents, 1 service call, 1 bad weather call, 2 unconscious person calls, and 2 wires down call.

Assistant Chief Wallace Carpenter said that in June the Police Department had fifty-five traffic stops, three thefts, four fire calls, four accident calls, three with injuries, eleven suspicious activity calls, nineteen domestic disputes, two with injuries, two burglary calls, five animal control calls, and five welfare checks. There were 217 calls for service, including traffic stops.



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He said traffic stops are down due to increase in neighborhood patrols and citizen contacts. He stated that the department is still doing business/home checks also. Those checks are not recorded as a service call as they do not go through the E911 system. Councilmember Deborah Williams stated that she and her family really appreciated the police department doing the checks on her home while they were away on vacation.

Letter from Edwards Family:

City Administrator/City Clerk stated that she has a letter from the Edwards family that she was asked to read in the Council meeting. The letter addressed Mr. Edwards concerns that the pavers that were installed through the Streetscape project did not extend down in front of the Amedysis building. He referenced the January 13, 2026 Council Meeting in which he had attended and shared his concern and disappointment with the Streetscape project ending before it reached the Amedysis building. At that time he was told that if the project had any funds left over that the city would check in to extending the pavers or curb and gutter. Mr. Edwards stated in his letter that he felt that there was a "mistake" made in leaving out Block 10, Lot 7, Amedysis building in the project. He said that there has been nothing published as to what the city plans to do to correct the "mistake".

It was stated that there was no "mistake" made. Like every project, there must be a starting place and an ending place, and the city can only do what area the funds they receive can cover. The scope of the project never included the area in front of the Amedysis building, as that building is on the far end of the sidewalk extending from the courthouse square. It was also noted that the city held two public hearings for the citizens and business owners to come see the concept drawing of the project, to understand the scope of the project, and to address any questions or concerns regarding the project. Mr. Windham said that he had personally delivered the notice of the public hearings to the staff at the Amedysis building and notices were placed in the newspaper.



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At this time the Streetscape project has been closed out completely. All available funds were expended, so there was nothing further done to incur an expense to design a plan that the city had no money to complete.

The Clerk will draft a letter from Mayor Pro-Tem Guinn to send to Mr. Edwards to address his concerns.

FLOCK – A brief discussion was held regarding the FLOCK cameras and the news articles that have recently come out about law enforcement using the information illegally. The city has four FLOCK cameras installed currently and are waiting for four more. GDOT is expected to drop the permits for them to be installed around August 16th-17th time frame. The Council all agree that the FLOCK cameras can be a great tool if they are used properly and legally for their intended purpose. Assistant Chief Carpenter stated that he is working on a policy regarding the use of FLOCK cameras at this time.

EXECUTIVE SESSION:

Mayor Pro-Tem Austin Guinn stated that the council needs to enter into an Executive Session to discuss personnel matters. A motion to enter into an Executive Session was made by Councilperson Deborah Williams and seconded by Councilperson Jacob Hopkins. The vote was unanimous.

Regular Session (continued):

ADJOURN

With no other business on the regular agenda a motion was made by Councilperson Jacob Hopkins to adjourn and a second was made by Councilperson Deborah Williams. The vote was unanimous.

Mayor Pro-Tem Austin E. Guinn

ATTEST



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