

November Minutes
Mayor and Council Work Session
Commerce City Hall Conference Room
November 6, 2006

The regularly scheduled work session of the Mayor and Council was held on Monday, November 6, 2006 at 6:00 P.M. in the Commerce City Hall Conference Room. Mayor Charles Hardy called the work session to order and City Clerk Shirley Willis called the roll. Those in attendance were Mayor Charles Hardy, Mayor Pro Tem Dusty Slater, Council members Wayne Gholston, Donald Wilson, Mark Fitzpatrick, Bob Sosebee and Richard Massey, City Manager Clarence Bryant, one member of the press and three citizens.

Mayor Charles Hardy reported that there was four of the council that went to the GMA 5th District Meeting. Those attendees were Richard Massey, Dusty Slater, Wayne Gholston and himself. He said that Representative Tommy Benton and the representative from Winder were there to give a report.

The next item of Mayor Charles Hardy was that he and City Manager Clarence Bryant had a meeting with Don Stewart and Steve Chapman from Jackson Electric Membership Corporation on Tuesday regarding the Franchise Taxes. He asked that any members of the council that could attend were encouraged to do so.

Mayor Charles Hardy said at the Mayor's meeting that day they discussed the issue and all the mayors wanted to make sure that JEMC did not add any tax to the bill to pay the franchise fees. The cities did not receive a large amount of revenue at the present time on the franchise fees. The number of customers inside the City of Commerce that were on Jackson EMC should be identified.

City Manager Clarence Bryant said that as the population had increased the franchise fees had not. The thought was that a request could be made to GMA to do an audit on receipts versus population count to make sure the fees were appropriate.

Mayor Charles Hardy said that was all he had and turned the work session over to Mr. Bryant to go over the agenda.

1. Frank Norton, Jr.

Mr. Bryant said there was not a lot on the agenda and Mr. Frank Norton would probably take up the greater portion of the meeting. Mr. Norton was a professional guru on statistical updates for Jackson County. At one time Jackson County School System had hired Mr. Norton for planning purposes and he was very good. Mr. Bryant said the Board of Education, the DDA Board, Hospital Board and the Planning Commission Board had all been invited to attend the meeting to hear Mr. Norton. Mr. Bryant said that one of the key points they would hear him bring out would be that the projection he gave in 1990-1995 had been exceeded.

Mayor Charles Hardy said if there was anyone that any of the council wished to bring he encouraged them to do so. He would like to have the room full of people.

City Manager Clarence Bryant reported that he had spoken with Bill Butler on November 6 and the update on the "Bana Road" development was that one of the players had been bought out but that would not make a difference in the "Agreement" from the developers. Mr. Bryant said he, Bryan and Corky were in the process of updating the document and the draft would be submitted to John Stell. After his review it would go back to the developers and then be brought back to the council.

Mr. Bryant said he, Bryan and Corky had met on Monday regarding the pump station provision and the language to be placed in the agreement would be to protect the City of Commerce in the development. Mr. Bryant said he had thought about bringing the document before the council at the work session but it was not ready.

2. Planning Commission Hearing Items:

- A) Billy and Phyllis Jones' request for rezoning and annexation of 27.15 acres on Ridgeway Church Road from A-2 in the County to A-R in the City.

The property was contiguous with the property of Rooker and Associates. The recommended approval of the rezoning for annexation of the 27.15 acres to be zoned A-R.

Councilman Bob Sosebee said Mrs. Jones had called him to question if they should attend the Council meeting. She was going to be out of town and asked if a representative should be there. He confirmed to her that there really was no need for someone to represent them.

- 3. DDA & CABA's request for permission to hold the annual Christmas Parade on Sunday, December 3, 2006 at 3:00 P.M.

Hasco Craver of DDA had provided a copy of the guidelines and line up instructions for the parade. All riding participants had to be at the Commerce High School at 2:00 P.M. which was one hour prior to the parade.

Councilman Richard Massey had gotten a truck for the Mayor and Council to ride in. Chairs would be placed in the back for seating arrangements.

4. GDOT Contracts for Hospital Road/SR 15 Alternate Intersection Relocation

City Manager Clarence Bryant said a second copy of the contracts had been received with a request for execution. He did not understand why the second copy was received; however since the council had already approved the execution of the documents at the October council meeting he would get Mayor Charles Hardy to sign them on Tuesday and get them back in the mail.

5. Modification to the USF AGREEMENT with the United Daughters of Confederacy J.E.B. Stuart Chapter. (modifying the liability clause)

City Manager Clarence Bryant said that the modification was being done due to the renovation of Spencer Park. The paperwork would be in the agenda package.

6. Town of Braselton Library Dedication – November 8, 2006 at 9:00 A.M.

City Manager Clarence Bryant had e-mailed all the council regarding that invitation.

7. City of Jefferson Wastewater Treatment Facility Open House, November 9, 2006 at 9:30 A.M.

City Manager Clarence Bryant had also e-mailed the council regarding that invitation.

8. Activity Reports

The activity reports would be included with the agenda package.

9. Financial Updates

The financial report would be included in the agenda package.

City Manager Clarence Bryant said the Clayton Street work at Jefferson Road (Highway 15 Alternate) had been completed and was very user friendly for the public traffic.

The next item of Mr. Bryant was the Electric Contractor work was underway on Cherry Street working toward Hardees.

The gas main was one-half installed. The three condemnations were acted upon and the papers filed with the courts. Mr. Bryant's understanding was that the City of Commerce could take possession of the property. The contractor started the work through the wet areas when they were dry which helped with the installation.

Mr. Bryant said he and Sammy Ingram met with Georgia Power, MEAG and ITS regarding the transformer capacity at the substation. Plans had changed from the original capacity. Originally there were to be two links on the North and two on the South.

The load now exceeded that and it couldn't be done. The substation at the South end of the city was a 10,000 KVA transformer and the load in the summer was 13.8. The station could not carry the entire load in a problem.

Plans were to take out the transformer and upgrade to a 25KVA however the timeframe to get one was approximately one and one-half years. Changes were made on the # 3 station on Ridgeway last summer. In the upcoming summer another 10 KVA would be added making it 17 and then work with that. The problems were getting the transformers due to the process time.

Mr. Bryant said during upgrading the power could not be off so a mobile unit would be brought in to work with.

City Manager Clarence Bryant said the Public Works Department would begin putting up the Christmas lights on Tuesday and the demolition of Spencer Park had begun. The drain on Cherry Street at South Broad was continued to be work on.

An update on personnel in the Planning and Zoning Department was that John Rupert, a former inspector, had been rehired and he would now be doing inspections. John had left the City of Commerce and worked for Jackson County.

Councilman Donald Wilson mentioned that Ashford Place Subdivision did not have lights at the entrance.

There was no further business and the work session was adjourned.

Charles L. Hardy, Jr., Mayor

Shirley Willis, City Clerk

