

June Minutes
Mayor and Council Work Session
City Hall Conference Room
June 4, 2007
6:00 P.M.

The regularly scheduled work session of the Mayor and Council was held on Monday, June 4, 2007 at 6:00 P.M. in the City Hall Conference Room, 27 Sycamore Street. The work session was called to order by Mayor Charles Hardy and City Clerk Shirley Willis called the roll. Those in attendance were Mayor Charles Hardy, Mayor Pro Tem Dusty Slater, Councilmen Wayne Gholston, Donald Wilson, Mark Fitzpatrick, Bob Sosebee and Richard Massey, one member of the press and three city employees.

Mayor Charles Hardy said the Governmental Roundtable has been cancelled due to a conflict with the Jackson County Commissioners. It would be rescheduled in July.

Mayor Charles Hardy also had received a letter from GMA regarding the new convention president election to be handled on June 25, 2007 at 3:15 P.M. in Savannah. He read the names of the nominees of which Larry Guest of Elberton, President, Jill Rhodes 1st Vice President, Ronnie Maxwell of Nicholson, 2nd Vice President and Greg Thompson of Monroe, 3rd Vice President. Those were the nominees that would be voted upon.

Mayor Charles Hardy then turned the work session over to City Manager Clarence Bryant to cover the agenda items.

1. Water Shed Protection Plan

City Manager Clarence Bryant said the City must maintain and follow a watershed protection plan. He stated that on Monday at the council meeting a lady would be doing a power point presentation which should take about ten (10) minutes.

Mr. Bryant called upon Bryan Harbin to go over the plan and the amendment to the plan.

Bryan said in order to renew the NEPDES Permit every two years there was a review before the permit would be renewed. The City of Commerce permit renews in 2008.

The Soil and Sedimentation Ordinance has already be amended, the new Development Regulations are in the process of amendment, the Stream Buffer Ordinance has been done and it required a 75' buffer from the bank of the stream (50' buffer and 25' of impervious surface). The mapping of the storm system is being prepared by Rick Lewis and Stevenson and Palmer. The data is being entered into the GIS System and that explained the colored markings along the streets.

According to Mr. Harbin the chemical and biological samples in the stream now have to be tested. A consultant had to be obtained because the City of Commerce and Stevenson & Palmer were not qualified to do the testing. Fecal counts are a major issue and Bryan had spoken with Agent Mark Shirley and Mr. Shirley said there was program for farmers' pastures regarding the runoff into the streams. Mr. Shirley said the information would be sent to the farmers.

Rocky Long, employee at the WPCP location was the employee that worked on this.

2. Housing Authority Appointment – Joel Benton's term expired in May 2007.

A letter had been received from Ed Watson, Executive Director of the Housing Authority and he stated that Mr. Benton had agreed to serve another term (5 years) and recommended that Mr. Benton be reappointed.

3. Downtown Development Authority for City Lights Festival and Road Race in Downtown.

City Manager Clarence Bryant referred to a memorandum he had received from Hasco Craver, Downtown Executive Director regarding the event and the authorization to request permission from DOT to delay the traffic. Mr. Bryant asked Hasco to go over the request since he was in attendance.

Hasco stated there would be a 5K race at 9:00 A.M. (3.1 miles) and permission was required from DOT to delay the traffic in the downtown section for the race.

All of the events would require the closing of Little Street between Oak and Pine Streets. There would be an alternate routing for the traffic.

From 7:00 A.M. until 10:00 A.M. the first Farmer's Market would be held in the paved area between the railroad tracks and S. Elm directly across from Spencer Park.

From 9:00 A.M. until 10:30 A.M. the 5K Race.

From 10:00 A.M. until 3:00 P.M. the car show.

A petting zoo would be held on the grounds of the Hardman House so children could pet the animals.

From 9:00 A.M. until dusk arts and crafts would be available.

From 9:00 A.M. until dusk there would be a barbeque cook off and Hasco said all the council should be available to conduct a taste test at 1:00 P.M.

At 11:00 A.M. the different type of bands would be playing music.

Around 9:15 P.M. the fireworks would be displayed.

Councilman Bob Sosebee said he wanted to thank Hasco for the work he had done on the festival. He said the DDA had taken over the festival as an annual event.

4. Planning Commission Hearing Items:

- A. Robby Barnett requested a variance on the size of his accessory building.

Mr. Barnett's request applied to 525 Williford Street and the Planning Commission recommended approval based upon the condition that the accessory building exterior walls were brick up to the drip line, with vinyl siding up to the roof and that the roof shingles match the principle structure and the garage door faced the house.

- B. Commerce City Schools request for Conditional Use Permits for five modular classroom buildings.

The paperwork would be included in the agenda package.

5. New Construction of BJC Medical Facility

Mayor Charles Hardy said if everyone had read the paper they were aware of that Chatham Properties were willing to donate twenty (20) acres of the site on Highway 441/15 for a new hospital. The old hospital would be converted to a nursing home and a rehabilitation center. Mayor Charles Hardy said it was a wonderful opportunity for the City of Commerce.

According to Mayor Hardy Banks County was interested in supporting the venture, Jackson County was looking at it and the City of Commerce would make their concessions on the tap fees to help BJC. Mayor Charles Hardy said the City needed to be behind it and support it.

City Manager Clarence Bryant outlined the utilities which the City of Commerce would put in. Those were a 10" water main (already in), tap fees would be waived, sewer tap fees would be waived and the line put in. Also, the gas taps and meter as well as the electric metering service. The total amount as support would be approximately \$858,300.

Mr. Bryant said there were talks about the double taxation but it was the opinion of the City of Commerce that their support could be better in the area of utilities.

Councilman Bob Sosebee said he was in favor of the support being in utilities and a Resolution could be drawn up to back that.

Councilman Richard Massey said he worked at the present BJC facility for 40 years and the present structure had served its time. The nursing home stayed full with a waiting list.

Councilman Bob Sosebee said the care he had received at BJC was as good or superior to the care he had received at ARMC and St. Mary's Hospitals in Athens.

6. 2007-2008 Proposed Budget

City Manager Clarence Bryant said the budget would be presented on Monday night at the meeting. It would be equal to or less than the preliminary budget. Mr. Bryant said the city had done a magnificent job of spending in the last few weeks provided by the amendment to complete projects.

7. Activity Reports

Those reports would be included in the agenda package.

8. Financial Review

The report would be included in the financial package.

Mayor Charles Hardy said the Planning Commission needed encouragement to approve the hospital location and that was what the City of Commerce needed.

Councilman Bob Sosebee said that Dr. Clark Hill had built the second building and was preparing to build the third building.

City Manager Clarence Bryant said he and Mayor Charles Hardy had a meeting with a Korean Company for a tire manufacturing plant on the Rooker site. The establishment would have 500 jobs and the company wanted interstate visibility. They were the 8th largest tire manufacturer in the world. Mr. Bryant received a call requesting the utility rates after the meeting.

Councilman Donald Wilson reported the overgrowth on the sidewalk section at State and Elizabeth streets.

Councilman Mark Fitzpatrick mentioned the sample window being gone and asked about the status of the windows. Mr. Bryant said the Pella windows would be the one used and there was a four-week delivery.

Councilman Bob Sosebee said all the windows in the City Hall were replacement windows with the exception of two.

Councilman Donald Wilson made a motion, seconded by Mayor Pro Tem Dusty Slater to adjourn the work session.

The vote was unanimous.

Charles L. Hardy, Jr., Mayor

Shirley Willis, City Clerk