

July Minutes
Mayor and Council Work Session
City Hall Conference Room
July 2, 2007
6:00 P.M.

The regularly scheduled work session of the Mayor and Council was held on Monday, July 2, 2007 at 6:00 P.M. in the Commerce City Hall Conference Room, 27 Sycamore Street. 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, Councilman Wayne Gholston, and Councilman Richard Massey, City Manager Clarence Bryant, Finance Director Steve McKown and Planner David Zellner.

Mayor Charles Hardy updated the council on the search for the Chamber President. Mr. Tim Chason was conducting the search for the position and would have input back to the Board for review.

Mayor Charles Hardy encouraged all of the council to attend the Chamber activities. He reminded them of the Chamber Breakfast on August 1 at the Civic Center.

Mayor Charles Hardy asked Mayor Pro Tem Dusty Slater to preside over the July meeting since he would be out of town on vacation.

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

City Manager Clarence Bryant read a thank you note from Mrs. Sandra Fite for the City of Commerce contribution for the Certified Literate Program.

1. November, 2007 General Election Qualifying Dates

Shirley Willis, Election Superintendent had requested that the qualifying dates be August 27, 2007 beginning at 8:30 A.M. and ending on August 29, 2007 at 4:30 P.M.

2. Peace Place Request for \$1,400.00 contribution.

City Manager Clarence Bryant had received a letter/request for the contribution in the amount of \$1,400.00 for Peace Place (home for battered women and children). This was an annual contribution.

3. Natural Gas Sales Agreement with Pilgram's Pride Corporation (old Gold Kist)

City Manager Clarence Bryant said that Pilgram's Pride had purchased Gold Kist on the Maysville Road and the agreement would basically be a name change.

4. Jackson County Governmental Roundtable meeting.

City Manager Clarence Bryant said that the Jackson County Roundtable meeting would be held on July 19, 2007 at 6:00 P.M. at the Braselton Municipal Building.

Mayor Charles Hardy said that the cities would have a presentation on Economic Development for the next five to ten years. The presentation would show the county how much economic development the City of Commerce created.

Mayor Charles Hardy said the City should decide what they could do with the excess water capacity and if it could be wheeled to other municipalities. The Jackson County Water Authority governed the lines for wheeling and they would be in attendance at the roundtable meeting.

5. Zoning Ordinance Amendment: Amend Chapter 4.10.005F. Prohibited Signs

The Chapter amendment would amend Article 4 to address murals on buildings.

6. Planning Commission Hearing Items

A. Mr. Perry Faison's request for a variance at 173 Coles Court Drive for a fence.

Mr. Faison had a problem with trespassers and he had requested a variance on the height of the fence. The Planning Commission had recommended the approval with the condition that it be wood or vinyl and installed by a contractor.

B. Mr. Ralph Totherow's request for a variance at 177 Chanticleer Road on his rear yard setback

Mr. Totherow had requested a variance to the backyard setback to construct a 4' addition to the house. The setback would be 14' versus the current 19'. Mr. Totherow's property abutted Brentwood Subdivision's greenspace area.

C. Mr. Donald Wilson's request for an appeal of the zoning ordinance Chapter 4.10.005F – Signs painted directly on the exterior walls of a building or structure is prohibited outside the Central Business District.

Mr. Wilson's variance request would not be necessary for the mural on the building with the amendment made to Chapter 4 of the Zoning Ordinance.

Planner David Zellner updated the council on an annexation request that was tabled by the Planning Commission. The request had come from Kathy Edwards on the Mount Olive Road and the request was tabled for the Planning Commission to look at the corridor of I-85 for future land use.

City Manager Clarence Bryant said the City of Commerce was due for an update on the Comprehensive Plan next year. The zoning requested on the annexation was AR and it was currently A-2 in the County.

7. Activity Reports - The reports would be included in the agenda package.
8. Financial Update – The report would be included in the agenda package.

City Manager Clarence Bryant gave an update on the 2008 Budget. He said that with the holiday on Wednesday it would not be possible to complete the final budget for the July 9, 2007 meeting. He asked that a special meeting be held at the beginning of the August work session to adopt the final budget and then have the work session.

Mr. Bryant said there were no changes to the new numbers and Steve McKown, Finance Director said only a few minor changes had been made in payroll but that would not cause any problem with the operation under the new budget.

Mr. Bryant then updated the council on the Ingles construction. They are proposing and planning additional space up to 84,000 square feet. Mr. Bryant also said that there was an additional \$30,000 charge to Ingles because overhead power could not be used due to the utility lines having to go underground.

Councilman Wayne Gholston asked about the wire at the transformers on each pole that was installed during the update. He said several locations showed the poles bending toward the transformers because there was not enough slack in the lines. Mr. Bryant asked for specific locations so that he could check it and have the contractor come back if necessary. Councilman Wayne Gholston said there were numerous ones and he would have to show him because he could not give specific addresses.

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

Charles L. Hardy, Jr., Mayor

Shirley Willis, City Clerk