

**MINUTES OF COUNCIL WORK SESSION OF AUGUST 13, 2007 HELD AT
THE JEFFERSON CIVIC CENTER**

**Present: Councilmembers Thompson, Varnedoe, Kinney, Griffith & Kidd, City Manager John Ward, Asst. City Attorney Rob Alexander, City Clerk B. Duncan
Absent: Mayor Joiner, City Attorney Ronnie Hopkins. In the absence of Mayor Joiner, Mayor Pro-Tem David Varnedoe conducted the meeting.**

1) **CALL TO ORDER:** The meeting was called to order by Mayor Pro-Tem David Varnedoe. He asked if everyone had looked over the agenda; Councilmember Philip Thompson made a motion that item 5 be moved up to item 3, and switch item 3A and 3B, so that 3B is heard first; second by Griffith, vote unanimous to make the changes to the agenda.

2) **PLANNING & DEVELOPMENT** – Jerry Weitz, Consultant City Planner

A. Review of Public Hearing Procedures – Jerry Weitz

Public Hearings:

Rezoning Requests:

- 1) **R-07-J25** Angela McKinney to rezone 0.51 acres at 334 Athens Street from OI to R-2 for the purpose of residential. There was no opposition. The council will vote on this item on 08/20/07.
- 2) **R-07-J10** 0.23 + acres located at 891 Lee Street and **R-07-J11** 0.65 + acres located at 879 Lee Street were presented together by Debbie Langley on behalf of MAS Development LLC. The rezoning request for **R-07-J10** is to rezone 0.23 + acres at 891 Lee Street from R-2 to C-2 for the purpose of retail development. The rezoning request for **R-07-J11** is to rezone 0.65 + acres at 879 Lee Street from R-2 to C-2 for the purpose of retail development. There was no opposition. The council will vote on these items on 08/20/07.

B. Consideration of appointment for Jefferson Planning Commission. Mr. Brant McMullan's term on the Planning Commission will expire on September 3, 2007. Mr. McMullan has said that he is willing to serve another term if nominated. The council will vote on this item on 08/20/07.

C. Consideration of request by Mr. Roy Grubbs to remove approximately 21 acres

from the Oak Avenue Historic District. Mr. Grubbs told the council that he would like to sell the property but developers don't want to buy due to all the restrictions of the HPC. Councilman Philip Thompson asked if the property was brought in; Mr. Grubbs said it was brought in by mistake and he just never did correct it. City Manager John Ward told the council that HPC was asking that the council deny the request. The council will vote on this item on 8/20/07.

3) PUBLIC COMMENT

A. Traffic signal at Old Pendergrass Road & Loggins Corner Intersection.

- Stephanie Ashworth Brazil
- Roc Feeman

There was a very large crowd in attendance for the discussion on the traffic signal at Old Pendergrass & Loggins Corner Intersection. The designated speakers were Ms. Brazil and Mr. Feeman; however, several more people were heard. Everyone's concern was that this is such a dangerous intersection with frequent serious accidents (including fatalities) and there is still no traffic signal there. City Manager John Ward presented an update on items that had been accomplished in an effort to secure permits for both road improvements and a new traffic signal. Ward stated that as of the meeting time that the DOT had not notified the City of any approvals.

4) CITY MANAGER – John Ward III

A. Public Works Department

- Dell Street Closure Request.

Mr. Chris Brown has purchased the property which formerly belonged to Jennie Snare and the property which formerly belonged to John & Willie Sikes on Sycamore Street. He stated that Dell Street, which runs between the two properties was never deeded to the city and the city has not maintained the street. He wants to close the street and make a driveway and courtyard out of it. He says that the courtyard will be in keeping with the Streetscape project. Mr. Charles Walsh, who owns property on Dell Street said that he opposes closing the street and is willing to pay for a survey to show where the property lines are. Mr. Nat Hancock, who owns property on Martin Street, says he opposes closing the street because it gives access to his property on Martin Street. In rebuttal, Mr. Brown said that he wants a driveway and he welcomes Mr. Walsh having a survey done and if the city doesn't want to close the street, he is going to ask that the city maintain the street. The council will vote on this item on 08/20/07.

- Water & Sewer Projects

City Engineer Jerry Hood provided the council with an update on Water & Sewer utility and other infrastructure projects.

- Road Projects

Public Works Director Jeff Killip told the council that the roads around the School, Lakeshore Drive, the roads around the Rec Department, John B. Brooks Road and the LARP project roads are all being addressed.

- Level 3 Water Restrictions/Water Use Update

Public Works Director Jeff Killip explained the water restrictions that are in place and that the water department is trying to ensure that everyone is in compliance regarding outside watering.

B. Finance

- August Budget Report

Finance Director Amie Vaughan presented budget highlights on the city's general fund, water fund, and sewer fund. She also told the Council that within the next 2-3 weeks, the new consolidated bank accounts should be ready.

- Audit Review

Amie also presented an audit review showing expenditures for all Departments and the remaining percentages available for the rest of the year.

C. Administration

- Employee Insurance (GMA plans)

City Manager John Ward presented 6 plans offered by GMA; 3 of the plans were PPO plans, and 3 were HMO plans. Although there was a sizeable savings to go with the HMO plans, the council was in agreement that they do not want to take away from the benefits provided for the employees and they felt that the HMO plans would do that.

- Monthly Department Reports

City Manager John Ward provided the council with monthly reports of each department, showing the different projects of each one.

- TE Downtown Streetscape Project Report

City Manager John Ward said that the Downtown Streetscape Project is progressing right on schedule.

- Schedule of Events/Activities

City Manager John Ward provided the council with a schedule of events and activities through the month of October 2007.

5) OTHER BUSINESS

- City Manager John Ward said that he plans to hire two part time people to man the museum since Museum Director Daniel Holden has resigned. John said that the plans are to re-open the Museum on August 21, 2007.

- An election calendar for 2007 was provided to the council.

- City Manager John Ward told the council that Eddie Morrow is out taking up signs which have been placed in the right of ways. Placing signs in state or city right of way is in violation of the city's

sign ordinance. John said that there will be complaints from the builders, but the ordinance should be enforced. The City Council was in agreement with removing the signs.

- Councilman Kidd said that he would like to see a program put in place to check on elderly people.

6) ADJOURN.

Mayor

City Clerk