

Minutes of the City Council Voting Session, April 28, 2008
Jefferson Civic Center

Present: Mayor Joiner, Council Members Varnedoe, Griffith, Plott, Kidd, Kinney, City Manager J. Ward, City Attorney R. Hopkins, City Clerk E. McDonald

1. CALL TO ORDER – MAYOR JOINER

2. APPROVAL OF MINUTES

Motion by Plott, second by Varnedoe, vote unanimous to approve the March 10, 2008 City Council Work Session minutes, and March 24, 2008 City Council Voting Session minutes.

3. APPROVAL OF AGENDA

Motion by Kidd, second by Plott, vote unanimous to approve agenda.

4. PLANNING & DEVELOPMENT

A. Rezoning Request

1. R-08-J03 Sandra Gentry to rezone property (0.37 ± acres) located at 682 Washington Street, from R-2 (Medium Density Residential District) to C-1 (Neighborhood Commercial District) for the purpose of retail (consignment) (Tax Map/ Parcel J01/008) (property fronts 113.28 feet on north side of Washington Street (US Hwy 129 Business) 1,168.7 feet west of the centerline of Dickson Street).

Motion by Kinney, second by Griffith, vote unanimous to approve Sandra Gentry's rezoning request.

Variance Request

Mayor Joiner pointed out that one piece of this property has not been annexed into the City. If you so choose to approve the variances it needs to be on condition that it is annexed and properly zoned.

1. V-08-J01 Jefferson Hospitality, Inc. to vary Section 8.3.4 (side landscape strip) on property located at 5221 U. S. Hwy. 129 North containing 1.710 ± acres (Tax Map/Parcel 092/011).

Motion by Kinney, second by Griffith, vote unanimous to approve variance request of Jefferson Hospitality upon the condition that it is properly annexed and zoned.

2. V-08-J04 Jefferson Hospitality, Inc. to vary Section 8.3.4. (side building setback) on property located at 5221 U. S. Hwy. 129 containing 1.710 ± acres (Tax Map/Parcel 092/011).

Motion by Kinney, second by Kidd, vote unanimous to approve variance request of Jefferson Hospitality upon the condition that it is properly annexed and zoned.

3. V-08-J05 Jefferson Hospitality, Inc. to vary Section 12.3.9 (compact parking spaces) located at 5221 U. S. Hwy 129 containing 1.710 ± acres (Tax Map/Parcel 092/011).

Motion by Kinney, second by Plott, vote unanimous to approve variance request of Jefferson Hospitality upon the condition that it is properly annexed and zoned.

4. V-08-J06 Sandra Gentry to vary Section 8.3.4 (dimensional requirements of buffer of 30 feet and setback of 40 feet abutting R-2 zoning) to reduce rear setback to 23.07 feet, reduce side setback to 34.91 feet, reduce rear buffer to 10 feet, and reduce side buffer to 0 feet, on property located at 682 Washington Street containing 0.37 ± acres (Tax Map Parcel J01/008) (property fronts 113.28 feet on north side of Washington Street (US Hwy 129 Business) 1,168.7 feet west of the centerline of Dickson Street).

Motion by Kinney, second by Griffith, vote unanimous to approve variance request by Sandra Gentry.

5. City Manager – John A. Ward III

- A. Finance – Amie Vaughan
 - Consider New Purchasing Policy

Motion by Varnedoe, second by Plott, vote unanimous to approve the new purchasing policy.

- B. Library – Amy Carlan
 - Consider appointment of Jefferson Library Board of Trustees

Motion by Griffith, second by Kidd, vote unanimous to approve reappointment (with term to expire in 2011) of the following to the Jefferson Library Board of Trustees: Sara Allen, Mildred Gray, and Beth Laughinghouse.

- C. Better Hometown – Beth Laughinghouse
 - Downtown historical monument restoration presentation

Motion by Griffith, second by Kinney, vote unanimous to approve letter of support of monument restoration. Monument is slated to be moved to the south side of the downtown square during the downtown streetscape project. A letter of support of the monument restoration would enable the Friends of the Monument to seek grant funding. A letter of support agreeing to accept the donation of the monument restoration, which

has to have HPC approval, does not require any financial support or obligation from the City.

- D. Administration – John Ward
- New Code of Ordinances

Motion by Kidd, second by Kinney, vote unanimous to approve the new code of ordinances.

Council Member Griffith questioned how we would correct any mistakes we might have in this ordinance (for example, typographical errors). City Manager Ward stated that we would not have to readopt for typos. City Attorney Hopkins noted that he has found several things that have been omitted. City Manager Ward stated that we can do a quarterly supplemental update to add those omissions such as IDI information.

Alcohol/Liquor Ordinance

City Manager Ward stated that we have been looking at the alcohol ordinance and the potential for special events with Mr. Garner coming before us at a City Council Work Session a few months ago. Staff, along with the City Attorney, have reviewed the alcohol ordinance correlating that with the special event ordinance. The only main change in the alcohol ordinance pertains to open containers.

Motion by Kidd, second by Kinney, vote unanimous to adopt the Alcohol Ordinance.

- Special Events Ordinance

Motion by Plott, second by Varnedoe, vote unanimous to adopt the Special Events Ordinance.

City Attorney Hopkins questioned who is eligible to get a permit? City Manager Ward stated that it has to be a vendor who already has an alcohol license.

- Sidewalk Café Ordinance

Mayor Joiner recommends that this item be tabled because it was slated for discussion during our Work Session and some citizens might want to have something to say about this ordinance and this will give citizens an opportunity to have input.

Motion by Griffith, second by Kidd, vote unanimous to table the Sidewalk Café Ordinance.

- Proposal to convert to bi-weekly pay.

Motion by Varnedoe, second by Plott, vote four to one to approve converting to bi-weekly pay (Griffith voting in opposition).

A poll of employees has resulted in a positive reaction to the change involving both direct deposit and bi-weekly pay, with only a few opposed.

- Update to the City of Jefferson Impact Fee Program

Motion by Griffith, second by Kidd, vote unanimous to approve update to the City of Jefferson Impact Fee Program as proposed by Ross & Associates.

Mr. Bill Ross prepared the initial City of Jefferson study and prepared the most economical proposal for the update. Currently, the City of Jefferson collects impact fees for Recreation only. Our Library, Public Safety Departments, and Public Works Department are all experiencing the effects of the 69% growth rate that the City of Jefferson has been experiencing and they have all identified projects that would be eligible for funding from impact fees. An update of the Impact Fee Program that is coordinated with the Comprehensive Plan would enable the elected officials to identify projects and funding sources in a comprehensive approach. There is currently a 3% administrative fee being collected as part of the existing impact fee program and funds from that can be used to fund the study or an additional fee can be added to any future impact fee charges to fund the study.

- Resolution to adopt City of Jefferson Capital Improvement Element (CIE) and Short Term Work Program for submission to the Georgia Department of Community Affairs

Motion by Kinney, second by Plott, vote unanimous to approve the Resolution to adopt the CIE and Short Term Program (for submission to the GA DCA).

This update and resolution are part of the Department of Community Affairs process of providing local governments with “Qualified Local Government” status with makes us eligible to seek state grant funds.

- Resolution to adopt Hazard Mitigation Resolution

Motion by Varnedoe, second by Plott, vote unanimous to adopt the Hazard Mitigation Resolution to enable the City of Jefferson to be eligible for disaster relief funds through GEMA and FEMA if needed. City Manager Ward explained that this outlines (through the incident command system) and coordinates all public safety response including our Public Works Department. This was initiated when we started planning for the drought conditions. We utilize EMS to get information out through reverse 911 as well as through emergency personnel.

- National Drinking Water Week 2008 Proclamation

Motion by Varnedoe, second by Plott, vote unanimous to approve National Drinking Water Week 2008 Proclamation.

6. Other Business

City Manager Ward informed Council that we have been moving forward with review and revision of the Noise Ordinance, as well as coordinating that with the existing noise requirements that are in our alcohol permit and license. In addition to that, we have all been given a rendering of some of the graffiti that's been located on one of the downtown businesses. We are working with the District Attorney for some interpretation as well as the City Attorney involving that issue. The Noise Ordinance will be on the next Work Session agenda.

7. Adjourn – Mayor Joiner

Mayor

City Clerk