APRIL 28, 1986 - 7:30 P.M. REGULAR CITY COUNCIL MEETING WITH MAYOR MEADOWS, MAYOR PRO-TEM KING, ALDERMAN BOND, ALDERMAN OLDFIELD, ALDERMAN MCENTIRE IN ATTENDANCE. (ALDERMAN MCENTIRE ARRIVED LATE THEREFORE HE DID NOT VOTE ON THE FIRST FEW ITEMS.)

1. Mayor Meadows called the meeting to order and gave the invocation.

2. Minutes of the April 14, 1986 regular meeting were approved.

3. Mayor's Comments:
   (a) Mayor Meadows reminded the Council of the scheduled budget work session for May 5, 1986 at 7:00 P.M. in the City Courtroom.

4. Aldermen's Comments:
   (a) Mayor Pro-Tem King stated the sidewalk work at Court Street is almost finished. He stated the landfill dept. continues to dress up the old industrial landfill area for State closing approval. Bids have been requested for the backhoe and motor-grader as per the budget and bids will be opened at the May 12, 1986 meeting.

5. Public Hearings and Comments:
   (a) A public hearing was opened on the James Hyde annexation ordinance request for 5.2550 acres off Viking Drive and Jones Road for R-2 zoning. There were no public comments and the hearing was closed. Ald. Bond made a motion to waive the 3rd and 4th readings and approve for annexation at R-2 zoning, 2nd by Mayor Pro-Tem King with Ald. Oldfield voting affirmatively, motion carried.

   (b) A public hearing was opened on the H.F. Barnette, Guardian for Shirley Roach zoning change request for the lot at the corner of Court and River Street. The zoning request being to change from R-2 to C-2 to allow the house to be refurbished and restored for use as professional offices. There were no public comments and the hearing was closed. Ald. Oldfield made a motion to approve the zoning change to C-2, 2nd by Ald. Bond with Mayor Pro-Tem King voting affirmatively, motion carried.

   (c) The question of a chain being installed at Chandler Cemetery was reopened. Mr. McKissick expressed his desire to have the chain installed. Mayor Meadows read a letter from Charlene Jones, C.W. and Jean Jones approving the chain, but with a request that the cemetery not be closed until at least 10:00 P.M. in the evenings. City Supt. Hobgood reported the cost would be approximately $250.00. Following discussion, Ald. Oldfield made a motion to install the post and chain and close the cemetery at 10:30 P.M. until 7:00 A.M. each day, 2nd by Mayor Pro-Tem King with Ald. Bond voting affirmatively, motion closed.

6. Old Business:
   (a) Ald. Oldfield made a motion to remove the John Slagle variance request from the table, 2nd by Ald. Bond with Mayor Pro-Tem King voting affirmatively, motion carried. Clerk Harrison stated she had discussed the question of the easement to the property being considered for a motel development with Mr. Slagle. He stated he intended to convey the easement to the proposed purchasers as well as the necessary acreage. Following discussion with the City Planner and City Attorney regarding the size of the easement, and reviewing the requirements of an on premise sign, Ald. Bond made a motion to grant the variance to allow an on premise sign to be erected on the road easement contingent upon the property being conveyed to the proposed purchasers and contingent upon the motel/restaurant being constructed, 2nd by Ald. Oldfield with Mayor Pro-Tem King voting affirmatively, motion carried.

   (b) The Council discussed the City's current sewer line extension policy with a proposal being submitted from Supt. Hobgood regarding the Curtis Parkway sewer line extension request. He stated taking into consideration the possible commercial lots to be developed, he stated a tap fee of $3500.00 should be set to cover the full cost for the extension. Supt. Hobgood stated he would propose each commercial and industrial extension be reviewed and approved on an individual basis with plans to recover the line extension cost to the extent possible. Following discussion, Mayor Pro-Tem King made a motion to set the tap fees on the current Curtis Parkway, Stephen's proposal, at $3500.00 per tap, and further more to amend current policy to review each commercial and industrial line extension request based on it's individual merits, 2nd by Ald. Oldfield with Ald. Bond voting affirmatively, motion carried.

(c) Clerk Harrison reported on the budget to actual revenues and expenses for the first nine months of the fiscal year. She stated the net revenues were over budget by $163,000.00 and net operating expenses were under budget by $129,000.00, while a few individual departments were over budget, the overall condition was good.

7. New Business:

(a) A zoning change request from John W. and Rachel P. McGinnis for a lot at the corner of West May and Edward Avenue a/k/a 106 West May Street was submitted. The request being to change from residential to C-2. Ald. Oldfield made a motion to set the public hearing for May 26, 1986, 2nd by Ald. Bond with Mayor Pro-Tem King voting affirmatively, motion carried.

(b) A first reading was given to the Helen E. Holcomb amusement license request for the building north of the Gordon Hills Shopping Center on South Wall Street. A clear police report was given.

(c) A first reading of an annexation ordinance request of Joe Gossage, Sr. and Jr. for the lot west of the Dairy Queen on Highway 53, east for C-2 zoning was given. Ald. Oldfield made a motion to set the public hearing for May 26, 1986, 2nd by Ald. Bond with Mayor Pro-Tem King voting affirmatively, motion carried.

(d) A zoning variance request from Mr. B's Oil Company was read. The request being for a 20 ft. variance to allow construction of a canopy over the gas pumps; a 7 ft. variance for a sign and a 28 ft. variance for a second sign. Following discussion and a recommendation by City Planner Bowman, Mayor Pro-Tem King made a motion to grant all three variance requests, 2nd by Ald. Bond with Ald. Oldfield voting affirmatively, motion carried.

(e) A first reading was given to a beer pouring and wine license application for The Cedar Restaurant, Inc./Lizzi's Pizza Deli, Susan Hamption, Manager for the Calhoun location at Highway 53, east in the former Jack's Hamburger building. Ald. Oldfield made a motion to set the public hearing for May 12, 1986 2nd by Mayor Pro-Tem King with Ald. Bond voting affirmatively, motion carried.

(f) City Attorney Campbell made a request on behalf of the Downtown Development Authority. The area in question being bound on the north by West Line Street, by King Street on the east, by River Street on the west and Court Street on the south. Following discussion, Ald. Oldfield made a motion to adopt a resolution approving the request, 2nd by Ald. Bond with Mayor Pro-Tem King voting affirmatively, motion carried.

(g) A 20 ft. variance request was presented on the property owned by F.K. Duffey and leased to Howard Taylor on State Route 53, east at the Burger's Market. The variance would allow an old wooden sign to be removed and replaced by a 12' x 24' steel sign or a single pole. Mr. Taylor presented a letter of no objection from Mr. C.A. West the adjoining property owner. Ald. Bond made a motion to approve the 20 ft. variance, 2nd by Ald. Oldfield with Mayor Pro- Tem King voting affirmatively, motion carried.

(h) An amusement license request in association with a teen club was presented by Mitch Talley. The club would be located in the former Mt. Vernon Mill on Highway 41, North. Ald. Oldfield made a motion to set a public hearing for May 12, 1986, 2nd by Mayor Pro-Tem King with Ald. Bond voting affirmatively, motion carried.

(i) A 23 ft. zoning variance to allow an on premise sign to be erected at 1110 S. Wall Street by Sam Moss was presented. A 4' x 6' sign would be erected. City Planner Bowman recommended the variance. Ald. Oldfield made a motion to grant the 23 ft. variance with the understanding that should the Dept. of Transportation require the sign to be moved due to road construction, the relocation expense would be borne by the property owner, 2nd by Ald. McEntire with Ald. Bond and Mayor Pro-Tem King voting affirmatively, motion carried.

(j) A zoning variance from Horizon Industries, Inc. was presented. Horizon expressed a desire to build enclosed passageways on South Industrial Blvd. which would connect their buildings and enhance their operations. Horizon would bear the expense of relocating utilities, and would build roll-up doors which would allow traffic or equipment to still have road access should the need arrive. Horizon presented statements from all affected property owners which indicated they had no objections to the proposal. City Planner Bowman stated that he had no objections to the request since the road was used only by Horizon personnel. Following discussion, Ald. Oldfield made a motion to grant the necessary variances and allow the construction as proposed, 2nd by Ald. Bond with Ald. McEntire and Mayor Pro-Tem King voting affirmatively, motion carried.

8. Tom Bailey of Hensley-Schmidt, Inc. gave a brief review of the belt press at the waste treatment plant. Mr. Bailey explained the manufacturer had visited the site and provided operator training and made several minor adjustments. There are still a few items concerning the building which must be completed by the contractor.

   Mayor Meadows stated Jimmy Fox, Jim Hobgood and City employees along with the engineers were to be commended for the hard work which had gone into the operation to make it successful.

9. Supt. Hobgood stated the belt press would be run for two shifts, from 7:00 A.M. until 11:00 P.M. It would be shut down at 11:00 P.M. to allow proper clean up and maintenance of the equipment.

   Mr. Hobgood reviewed the 10% sur charge revenue received by the City during the month of March and April for those industries which violated the BOD's in excess of 300. The March revenue totaled $4,600.00 and the April revenue totaled $3,000.00.

   Mr. Hobgood made a request to extend the water/sewer construction contract with C & S Construction, Bruce Shuler until January, 1987. Mr. Hobgood explained the present contract expires this month, April, but the contractor has three projects in process, one being the I-75, Highway 53 sewer extension which will continue for some time. Following discussion, Ald. Oldfield made a motion authorizing the City Attorney to draft a contract extension which would allow the contract to remain in force until January 1, 1987, 2nd by Ald. Bond with Ald. McEntire and Mayor Pro-Tem King voting affirmatively, motion carried.

10. Ald. Oldfield made a motion to adjourn, 2nd by Mayor Pro-Tem King with Ald. McEntire and Ald. Bond voting affirmatively, motion carried.

Approved:

John D. Meadows, III
Mayor

Respectfully submitted:

(Mrs.) Cathy Harrison,
City Clerk - Treasurer