



MINUTES • MAY 15, 2017

REGULAR MEETING

Commerce Room Commerce Civic Center

6:00 PM

**110 STATE STREET
COMMERCE, GA 30529**

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
J. Clark Hill	Mayor	Present	
Keith Burchett	Mayor Pro-Tem	Present	
Archie Chaney	Ward 1	Present	
Donald Wilson	Ward 2	Present	
Mark Fitzpatrick	Ward 3	Present	
Bobby Redmon	Ward 4	Present	
Johnny Eubanks	Ward 5	Remote	

2. OPENING PRAYER -- COUNCILMAN JOHNNY EUBANKS

3. PLEDGE TO THE AMERICAN FLAG

4. RECOGNITION SOUTHEAST TOYOTA "DOWNTOWN BEAUTIFICATION PARTNER"

Mayor Clark Hill made a presentation to Southeast Toyota for the continued support to Commerce DDA in partnership for the Beautification Project. He said the Southeast Toyota is a huge part of this project. With the volunteers from the local Toyota Plant, more that 38 this year, the beautification project was a big success. Southeast Toyota donated \$2500.00 in funds to be used for Downtown Beautification. Rodney Dale, Supervisor, Southeast Toyota accept a "Thank you" gift from the City of Commerce.

5. APPROVAL OF MINUTES

A. City Council - Regular Meeting - Apr 17, 2017 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Keith Burchett, Mayor Pro-Tem
SECONDER:	Archie Chaney, Ward 1
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

B. City Council - Work Session - May 1, 2017 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Keith Burchett, Mayor Pro-Tem
SECONDER:	Archie Chaney, Ward 1
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

6. ACTION ITEMS

1. Consider Approval Police Department State Certification - contract with the Georgia Association of Chief of Police to begin the process of certification

Mayor Clark Hill said the City of Commerce Police Department was reviewed certification. The first item needed would be the contract with the Georgia Chiefs Association. Mayor Hill asked for a motion to approve him to sign the contract.
(Requested by Zack Ardis, Police)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Archie Chaney, Ward 1
SECONDER:	Mark Fitzpatrick, Ward 3
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

2. Consider Approval Commerce Fire Department -- approval of contract with Pierce to purchase fire truck in the amount of \$469,306.00, with 60% of funding from grant with FEMA

Mayor Clark Hill said the truck from Pierce would be a stock truck that has been chosen by Commerce Fire Department. The chosen truck would be similar to the truck that was ordered. Mayor Hill asked for authorization to sign the contract with Pierce not to exceed \$469,306.00.
(Requested by Kevin Dean, Fire)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Donald Wilson, Ward 2
SECONDER:	Johnny Eubanks, Ward 5
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

3. Consider Approval 2015 GEFA -Water Systems Improvements -- awarding the Southside Pressure Project to UWS Incorporated for an amount of \$883,413.46

Mayor Clark Hill said he needed a motion to award the Southside Pressure Project to UWS Incorporated for an amount of \$883,413.46, this motion would also approved Mayor Hill to sign the contract.

Mayor Pro Tem Keith Burchett asked if this will get the water tank to the right height?

James Wascher, City Manager said the booster pumps and jockey pumps would control the water pressure in the south side area.
(Requested by James Wascher, Finance)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Donald Wilson, Ward 2
SECONDER:	Keith Burchett, Mayor Pro-Tem
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

4. Consider Approval Diana Naturals Incorporated -- Discussion of interim financing with South State Bank until GEFA funding is approved

Mayor Clark Hill said he needed a motion to approve the Mayor and City Clerk to sign an Intergovernmental Agreement with the Commerce Public Facility Authority for the Interim Financing with South State Bank for the lines and the pretreatment plant.

James Wascher, City Manager said before the vote he wanted to make sure all knew the terms of the financing. The terms are \$5.5 million to build the pretreatment plant at a rate of 3.204% for a term of fifteen years. This loan could be paid off by the GEFA loan if the rate and terms of the GEFA loan is more favorable.

Mayor Clark Hill asked for a motion to approve the Intergovernmental Agreement with Banks County and Banks County Developmental Authority and the City of Commerce. The IGA said the City of Commerce will be the provider of water, natural gas, sewer the Banks County DDA will contribute \$350,000.00 to the construction of the natural gas lines. Banks County will "back" the debt, explanation is if Diana Foods fails Banks County will cover the debt.

The motion requested is to authorize the Mayor to sign the Intergovernmental Agreement with Banks County and the Banks County Development Authority.

A motion was made by Councilman Johnny Eubanks, a second was made by Councilman Bobby Redmon to approve Mayor Clark Hill sign the IGA with Banks County and Banks County Development Authority.

The vote was unanimous.
(Requested by James Wascher, Finance)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Burchett, Mayor Pro-Tem
SECONDER:	Archie Chaney, Ward 1
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

5. Consider Approval FY17 Budget Amendments -- annual budget amendments for alignment to actual numbers for 2016-2017 budget

Mayor Clark Hill said the city manager had covered the budget amendments in the work session and he would not cover the amendments, they were discussed in the work session. He said the list was in the packet.

(Requested by Christy Case, Finance)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Burchett, Mayor Pro-Tem
SECONDER:	Mark Fitzpatrick, Ward 3
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

6. Consider Approval Wheeler Road Gas Main Extension -- installation of natural gas main with Harrison and Harrison at a cost of \$116,136.00

Mayor Clark Hill asked for an approval of contract with Harrison and Harrison at a cost of \$116,136.00.

(Requested by Chris Barrett, Utilities)

RESULT:	PASSED [UNANIMOUS]
MOVER:	Archie Chaney, Ward 1
SECONDER:	Keith Burchett, Mayor Pro-Tem
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

7. Consider Approval Propose gas line installation in Carrington Place -- bid award to Harrison and Harrison to install gas at a cost of \$30,886.00

Mayor Clark Hill asked for an approval of contract with Harrison and Harrison at a cost of \$30,886.00. The builder has agreeded to install three gas applicances in each home in the subdivision.

(Requested by Chris Barrett, Utilities)

RESULT:	PASSED [UNANIMOUS]
MOVER:	Johnny Eubanks, Ward 5
SECONDER:	Donald Wilson, Ward 2
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

8. Consider Approval Conditional Use - 120 Pine Street -- Commerce Planning Commission recommends to deny this request for conditional use

Mayor Clark Hill said the recommendation from the Planning Commision was to deny the request. No discussion or questions on this was heard.

(Requested by David Zellner, Planning and Development)

RESULT:	DENIED [0 TO 6]
MOVER:	Johnny Eubanks, Ward 5
SECONDER:	Donald Wilson, Ward 2
NAYS:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

9. Consider Approval Concerts on Cherry Summer Series -- approval of Beer Garden for events on June 2, August 4 and September 1, during the summer concert series

Mayor Clark Hill said needed an approval of beer garden in Cherry Street Park for this events of June 1, August 4 and September 1.

(Requested by Natalie Thomas, Downtown Development Authority)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Johnny Eubanks, Ward 5
SECONDER:	Archie Chaney, Ward 1
AYES:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

10. Consider Approval Duck Feeder Program (Vaulting Vending) -- request to place feeders at the pond for individuals to purchase food for the ducks

Mayor Clark Hill asked for a motion to take this item off the table. Councilman Johnny Eubanks made a motion to take the Duck Feeder Program off the table; a second was made by Councilman Archie Chaney.

The vote was unanimous.

Mayor Clark Hill said Vaulting Vending had requested to place feeders at the duck pond.

James Wascher, City Manager said the Ducker Feeder Program was tabled at the last meeting due to more information needed. He said he had reach out to the Department of Agricultural, they ask the city to at least wait on temperatures to warm up (up past 65 degrees) before placing feeders at the pond.

Councilman Johnny Eubanks said he was not comfortable with this and made a motion to deny the request by Vaulted Vending to place feeders at the duck pond, a second to deny the request was made by Councilman Bobby Redmond.

The vote was unanimously to deny.

(Requested by Ricky Woodruff, Parks and Recreation)

RESULT:	DENIED [0 TO 6]
MOVER:	Johnny Eubanks, Ward 5
SECONDER:	Bobby Redmon, Ward 4
NAYS:	Burchett, Chaney, Wilson, Fitzpatrick, Redmon, Eubanks

7. REPORT FROM FINANCE DEPARTMENT

1. Consider Approval April Financial Report

Christy Case from the Finance Department presented the monthly report for April 2017. No questions were asked.

(Requested by Christy Case, Finance)

8. REPORT FROM CITY MANAGER

Discussion of the 2017-2018 City of Commerce Budget

James Wascher, City Manager covered the 2017-2018 City of Commerce Budget with the following items highlighted:

- 1) in the general fund insurance cost increased by \$81,639.00
- 2) debt service is increasing by \$78,014.00 from purchasing new police car, street sweeper and firetruck.

The net effect is to use \$149,857.00 for reserves. He covered all of the department with council.

Some of the big capital purchases will be the firetruck, street sweeper, scan kit for the fleet department.

SPLOST will use \$450,000.00 for a multi-purpose field in the recreation department, \$35,000.00 to go to Smallwood Park, and new bleachers.

Road and Bridges will be a match with LMIG for paving
Water and Sewer will be purchasing a new electric console for the water plant.
Civic Center SPLOST 6 will be the a new HVAC unit, and when completed money will be put aside for an elevator.

James Wascher, City Manager gave an update on the damages on the roof of the civic center.

Mayor Clark Hill said he was concerned not doing a Cost of Living Adjustment in the pay of the employees. He said it was very hard to retain and hire individuals when the pay scales are out of line with other industries.

City Manager James Wascher said he wanted to hold the insurance premium to a minimum and not increase the insurance for one more year.

Councilman Johnny Eubanks said he is like the Mayor and did not want to lose valuable employees because of the pay scale.

Councilman Donald Wilson said the city may look at selling some of the city property to fund the budget.

1. Consider Approval FY18 Proposed Budget
(Requested by Christy Case, Finance)

9. ADJOURNMENT

Mayor Clark Hill asked if anyone had any further business to discuss, hearing none he asked for a motion to adjourn the meeting.

A motion to adjourn was made by Mayor Pro Tem Keith Burchett, a second was made by Councilman Archie Chaney.

The vote was unanimous to adjourn.