

CITY OF COMER REGULAR COUNCIL MEETING
January 8, 2008 7PM
MAYOR BURROUGHS PRESIDING

Council Members Present: Council Member Kevin Booth, Council Member Laquita Bridges, Council Member Howard Threlkeld, and Council Member Johnny Bridges

City Clerk: Stephen Sorrells

Police Chief: Brent Zellner

Attorney: Victor Johnson

Mayor Burroughs called the meeting to order.

- 1. Minutes:** Motion by Council Member Johnny Bridges to approve the minutes of the December 4, 2007 City of Comer Regular Council Meeting and the December 10, 2007 City of Comer Called Council Meeting. Motion second by Council Member Kevin Booth. Motion approved by unanimous vote of Council.
- 2. Town Center Development:** Mr. Bobby Irvin advised Council on the proper process to review commercial development plans.
- 3. Debris Behind Building:** Mr. Tommy Hancock complained about the buildup of debris behind the building at 69 E. North Ave. Mayor Burroughs to draft a letter to the building owner.
- 4. Question Concerning Zoning:** Mr. and Mrs. Bentley Fitzpatrick advised that they wished to sell a parcel next to their residence and asked about the procedure to insure the lot is usable. Attorney Johnson to review the plats and advise.
- 5. Mayor Pro Tem:** Mayor Burroughs recommended that Council Member Kevin Booth be appointed Mayor Pro Tem for 2008. Motion by Council Member Johnny Bridges to approve Mayor Burroughs' recommendation. Motion second by Council Member Threlkeld. Council Member Johnny Bridges, Laquita Bridges, and Threlkeld voted for the motion. Council Member Booth abstained.
- 6. Standing Committee Appointments:** Mayor Burroughs recommended the following standing committee appointments:

Street and Sidewalks:	Council Member Threlkeld
Parks and Sanitation:	Council Member Laquita Bridges
Water and Sewer :	Council Member Johnny Bridges
Police :	Council Member Booth

Motion by Council Member Booth to approve Mayor Burroughs' recommendations. Motion second by Council Member Johnny Bridges. Motion approved by unanimous vote of Council.
- 7. Appointment of City Officials:** Motion by Council Member Booth to re-appoint all city officials that were on staff as of December 31, 2008 with the exception of the auditor. Motion second by Council Member Threlkeld. Council Member Booth, Threlkeld, and Laquita Bridges voted for the motion. Council Member Johnny Bridges abstained.
- 8. Request for Conditional Use-George Brett:** Motion by Council Member Johnny Bridges to open a Public Hearing to accept citizens' comment on a conditional use request by Mr. George Brett. Motion second by Council Member Threlkeld. Motion approved by unanimous vote of Council.

Mr. George Brett has requested a conditional use permit for his 2.28 acre parcel designated on the Madison County Tax Map as parcel 0084 036 that would allow commercial operation. Mr. George Brett spoke in favor of the conditional use. No one spoke in opposition to the conditional use.

Motion by Council Member Threlkeld to close the public hearing. Motion second by Council Member Booth. Motion approved by unanimous vote of Council.

Motion by Council Member Booth to approve the conditional use request by Mr. George Brett on the condition that the commercial use be confined to operations pertaining to garden use and a greenhouse. Motion second by Council Member Threlkeld. Motion approved by unanimous vote of Council.

- 9. Zoning Ordinance Amendment-Parking Space Requirements:** Motion by Council Member Booth to open a public hearing to accept public comments on proposed City of Comer Zoning Ordinance Amendments pertaining to parking space requirements. Motion second by Council Member Threlkeld. Motion approved by unanimous vote of Council.

Attorney Johnson presented a draft of the proposed amendments. No one spoke in favor of or in opposition to the proposed amendments. Motion by Council Member Threlkeld to close the public hearing. Motion second by Council Member Booth. Motion approved by unanimous vote of Council.

Motion by Council Member Johnny Bridges to approve the proposed City of Comer Zoning Ordinance Amendment to parking space requirements. Motion second by Council Member Booth. Motion approved by unanimous vote of Council.

- 10. Clairmont Ave CDBG:** Motion by Council Member Johnny Bridges to authorize the re-submission of a 2008 CDBG Grant for the purpose of sewer collection system rehabilitation in the Clairmont Ave area. Motion second by Council Member Threlkeld. Motion approved by unanimous vote of Council.

- 11. Kangaroo Beer and Wine License:** Motion by Council Member Johnny Bridges to issue a 2008 license to sell beer and wine to Kangaroo Store #3349 at 18 Hwy 72 West in Comer. Motion second by Council Member Threlkeld. Motion approved by unanimous vote of Council.

- 12. Executive Session:** Motion by Council Member Johnny Bridges to go into executive session for the purpose of considering potential litigation and personnel evaluation. Motion second by Council Member Booth. Motion approved by unanimous vote of Council.

Motion by Council Member Threlkeld to adjourn executive session. Motion second by Council Member Booth. Motion approved by unanimous vote of Council.

- 13. Dance Studio Floor Repair:** Motion by Council Member Booth to repair the floor at the Dance Studio. Motion second by Council Member Threlkeld. Motion approved by unanimous vote of Council.

- 14. Requirements for Mobile Self Contained Restaurants:** Discussed.

- 15. Digging Permits:** Discussed.

- 16. Business in Residential District:** Council considered the need for Mr. Ralph Littleton to apply for a zoning change to BR with conditional use in order for him to continue to operate his produce stand.

- 17. Hiring of Full Time Officer:** Motion by Council Member Johnny Bridges to change the status of Officer Charles Morgan from part time to full time employee at a annual salary of \$25,000. Motion second by Council Member Threlkeld. Motion approved by unanimous vote of Council.

- 18. 2007 Audit:** General consensus of Council was to contract with Hawkins and McNair CPA's to conduct the 2007 City of Comer Audit.

- 19. Water/Sewer Repair and Installation Contract:** Discussed.

- 20. Appointment of Public Works Superintendent:** Motion by Council Member Laquita Bridges to appoint Willis Gabriel to the position of City of Comer Public Works Superintendent. Motion second by Council Member Johnny Bridges. Motion approved by unanimous vote of Council.

- 21. Salary Increases:** Motion by Council Member Johnny Bridges to increase staff salaries by 3% with the exception of the new full time police officer and newly appointed Public Works Superintendent. The salary for the newly appointed Public Works Superintendent shall be increased by 5% with a \$.50 per hour increase when water certification is obtained and a \$.50 per hour increase when sewer certification is obtained. Motion second by Council Member Booth. Motion approved by unanimous vote of Council.

Motion by Council Member Booth to adjourn. Motion second by Council Member Threlkeld. Motion approved by unanimous vote of Council.

_____ William E. Burroughs, Mayor

_____ Stephen H. Sorrells, City Clerk

_____ Date Approved.