

MINUTES
WORK SESSION
PUBLIC HEARING
IN PERSON
THURSDAY, May 27, 2021

Members Present:

Mayor Steve Lawrence
Dr. Sonny Proctor
Kirk Raffield
Jim Looney
John Foust

Staff:

Brandon Douglas
Beverly Ragland
Tara Benson
Lindsey Williams
Shauna Coleman
Lonnie Waters

Guests in Attendance:

Green

Members Absent:

Anne Sneve

Legal Counsel:

R. David Syfan

Press:

Mari Livsey-Know Pickens

Mayor Steve Lawrence asked Councilmember Kirk Raffield if he recognized a quorum. See a quorum, Mayor Lawrence recognized meeting as opening. He requested Development Director Lonnie Waters to provide the invocation. He requested Councilmember Jim Looney to lead the Pledge of Allegiance.

Mayor Lawrence advised that an agenda is in front of them and entertained a motion to adopt the agenda. Councilmember Raffield made a motion to adopt the agenda with Councilmember John Foust providing a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the first item under new business (item A) Public Hearing. Text Amendment of the City of Jasper Zoning Ordinance-Sec. 94-96 (d)(1). Mayor Lawrence called on City Manager Brandon Douglas. Mr. Douglas stated this is a Public hearing and a staff driven initiative. Staff would like to look at a couple of amendments to the Zoning Ordinance. Mr. Douglas provided background information from the Planning and Zoning meeting held on May 27th. Staff is asking to change Sec. 94-96 (d)(1) that requires 35% fenestration on all building facades. Mr. Douglas gave background information on the permitted use under the central business district. It is more practical to require 35% fenestration on the front of the building only. The additional text amendment requested to be changed is Sec. 94-95 for permitted uses in the Central Business Section. It has previously been amended to allow breweries. This request will allow wine specialty shops in the Central Business District. Mr. Douglas called on Mr. Waters to elaborate on his experience as the day-to-day Development Director with fenestration. Mr. Waters said has spoken to about 4 builders and none of them mind the change and would abide but that it would be more costly. Buildings were viewed by staff in surrounding counties, and none had fenestration on all sides. Mayor Lawrence asked if anyone had questions or anything to add. City Attorney R. David Syfan added that he understands that administration is corresponding with a potential applicant about the requirements for a wine specialty shop in the Central Business District. He added that the city tries to work with businesses and have reasonable regulations to allow them to be successful. Jasper wants to be a business-friendly environment. Mr. Syfan stated that from now until the next Council meeting, we may have to make changes to allowable percentages of sales of bottles and consumption on the premises. The percentages could change from 60/40 to 55/45 or 50/50. Mr. Syfan asked Council if anyone has strong feelings about the percentage of bottles of wine versus on-premises consumption. Councilmember Jim Looney asked if this is something that could be changed after the business is opened. Mr. Syfan stated that it could be done. With the new Charter, we no longer require two readings so that process is quicker. The other requirements for advertising and holding public hearings are still in place. Mayor Lawrence reminded Council that this is a public hearing, and no action would be taken tonight. Mayor Lawrence asked if anyone had any questions. Councilmember Foust spoke up and addressed Mr. Waters about speaking with the builders about what they preferred. Mr. Waters elaborated their concerns with additional costs of building and challenges of selling them. There also is an additional security risk with more windows. Councilmember Foust asked if anyone has reached out to the citizens to see what they thought. Mr. Waters said that he has not. Councilmember Foust stated he is concerned about what citizens think and that we need to speak with them and get their viewpoints. He asked if anyone present in the audience wanted to speak. Nobody came forth.

Mayor Lawrence moved on to item B. Discussion on Emergency Repairs to Water Main -JL White. Mr. Douglas provided information on the incident that occurred the previous weekend. A water main had been busted along JL White near the Hospital. This same area had a water break back in 2018. Mr. Douglas discussed the depth (20 feet or so) of the line was above the City's expertise, experience, or resources to address that type of fix. City Crews installed a temporary line from hydrant to hydrant to make sure that Sanctuary Residential has water. Staff went with the direction of getting a contractor out who had the requisite track hoe and trench boxes as well as experience. Mr. Douglas went over the cost of this emergency repair. The original cost was \$125,000, however with the enormity of work that our crews did to work with the contractors. It was reduced it down by \$23,050. Additionally, there was a credit of \$15,000 for not doing the asphalt repair. Mr. Douglas expressed concern in repairing the asphalt before we make sure this will not happen again.

Minutes
Work Session/Public Hearing
In-Person
Thursday, May 27, 2021

Page 2

Staff is seeking approval for up to \$90,000 to pay the invoice received for this emergency repair. Staff will be meeting with the Committee to address alternate lines to thwart a future break at that depth. Mayor Lawrence made a motion to approve the invoice for that work that has been done for the emergency repair. Councilmember Foust made a motion to approve. Councilmember Looney provided a second. Motion to approve passed unanimously.

After further discussion about materials on hand and the lead time for delivery, Mayor Lawrence called for a motion to spend up to \$50,000 for pipe material that will be stockpiled for use in future routine as well as emergency repairs. Councilmember Foust made a motion to approve. Councilmember Raffield provided a second. Motion to approve passed unanimously.

Mayor Lawrence called for a motion to adjourn. Councilmember Looney made a motion. Councilmember Foust provided a second. Motion passed unanimously.

Meeting adjourned.


Steve Lawrence
Mayor


Beverly Ragland
Finance Director/City Clerk