

SOUTH FULTON CITY COMMISSION
SOUTH FULTON, TENNESSEE
October 20, 2005

PUBLIC HEARING

- A. Public Comments on Proposed Ordinance #2005-05 (Site Plan Approval)

AGENDA

OLD BUSINESS

- A. Second & Final Reading of Ordinance #2005-5 (Site Plan Approval)

NEW BUSINESS

- A. Presentation of Certificates of Appreciation to Ambulance Staff
B. Railroad Museum Board
C. Resolution #2005-10 (Bond Not to Exceed \$3.25m)
D. Resolution #2005-11 (To Enter Into Lease Agreement w/Public Bldg Auth Not to Exceed \$3.25m)

MINUTES

The South Fulton City Commission held a public hearing on Thursday, October 20, 2005 at 5:00 p.m. in the South Fulton Municipal Complex.

OPEN PUBLIC HEARING

Mayor David James opened the public hearing and stated the purpose was to hear comments on proposed ordinance to require sketch plan approval by the planning commission prior to issuance of building permits in commercial and industrial districts.

City Attorney Karl Ivey read Ordinance #2005-5.

There were no comments.

CLOSE PUBLIC HEARING

Mayor James closed the public hearing at 5:05 p.m.

OPEN REGULARLY SCHEDULED MEETING

CALL TO ORDER

The meeting was called to order by Mayor David James, invocation by Commissioner Charles Moody, Pledge of Allegiance led by Karl Ivey.

ROLL CALL BY RECORDER

Roll call was taken by City Recorder Debbie Beadles. Present were D James, R Haskins, W Kane, C Moody, T Pettigrew, K Dillon, K Ivey, C Martin. There were approximately twenty citizens present and one media personnel.

MAYOR' WELCOME

Mayor James welcomed all who attended the meeting.

APPROVAL OF MINUTES

Commissioner Moody moved to approve all minutes as presented. Commissioner Pettigrew seconded the motion. Minutes submitted included were two meetings of February 17, 2003, February 20, 2003, two meetings of March 7, 2003, March 13, 18, March 20 and April 7, 2003 and a public hearing held on March 20, 2003 and September 14, 15 and 30, 2005. All voted aye. Motion carries.

REVIEW OF SEPTEMBER DISBURSEMENTS

Commissioner Haskins moved to approve September disbursements. Commissioner Moody seconded the motion. All voted aye. Motion carries.

REVIEW OF YEAR-TO-DATE BUDGET

Ms. Dillon stated she had no comments.

DEPARTMENT REPORTS

Commissioner Moody moved to accept department reports as submitted. Commissioner Haskins seconded the motion. All voted aye. Motion carries.

QUESTIONS, COMMENTS, SUGGESTIONS FROM CITIZENS

Major Martin, 115 Mott, commented on monies being spent outside the city and need police personnel.

Jimmy Greer, 107 Second, inquired as to how much money city has saved by sub-contracting out wastewater treatment plant operations, that employees should have been included in the package, situation was handled wrong.

OLD BUSINESS

SECOND & FINAL READING OF ORDINANCE #2005-5 (SKETCH PLAN)

Commissioner Moody moved to approve the second and final reading of Ordinance #2005-5 (ordinance of South Fulton, Tennessee to require sketch plan approval by the planning commission prior to issuance of building permits in commercial and industrial districts). Commissioner Kane seconded the motion. All voted aye. Motion carries.

NEW BUSINESS

PRESENTATION OF CERTIFICATES OF APPRECIATION TO AMBULANCE WORKERS

Ms. Dillon stated this item has been rescheduled.

RAILROAD MUSEUM BOARD

Mayor James directed city attorney to draft an agreement (5-year lease with 5-year renewable option) for the Railroad Museum board.

ADOPT RESOLUTION #2005-10 (BOND)

Ms. Dillon introduced Scott Gibson of Morgan Keegan & Co, NC. She stated she has kept the commission informed of the problems of issuing bonds. She stated under federal laws city cannot issue bonds after eighteen months have passed from completion of municipal building, state law prohibits issuing bonds for operating expenses. She stated these funds would clear the \$2.5 million deficit, pay off TML bond note and provide some operating monies. She stated this accomplishes the same as if this had been done when the project was begun and paid out over the life of the building.

Mr. Gibson explained the best option for city is to sell the municipal building to a Tennessee Public Building Authority, lease the building from that entity, make bond payments and at the end of the thirty-year period, city would buy back the municipal building for \$1.00 or \$10.00, whichever is written into the contract. He stated public building authority does not have to follow same rules as municipalities, such as bidding out, etc. He stated the interest rate would be 6.25% maximum with 25 or 30-year payment plan. He stated the bond cannot be paid off within the first ten years.

Commissioner Kane moved to adopt Resolution #2005-10 (resolution selecting Morgan Keegan & Company, Inc. to assist the City of South Fulton, Tennessee with selecting a public building authority in the State of Tennessee in connection with the municipality entering into one or more lease agreements with a public building authority; the municipality's incurrence of indebtedness under such lease agreements in an aggregate principal amount of not to exceed three million two hundred fifty thousand dollars (\$3,250,000); and requesting such public building authority to select Morgan Keegan & Company, Inc. to act as underwriter in connection with any indebtedness incurred by such public building authority relative to the lease agreements). Commissioner Moody seconded the motion. In roll call vote all voted aye. Motion carries.

RESOLUTION #2005-11 (BOND)

Commissioner Kane moved to adopt Resolution #2005-11 (initial resolution authorizing the City of South Fulton, Tennessee, to enter into one or more lease agreements with a public building authority in Tennessee and to incur indebtedness under such lease agreements in an aggregate principal amount of not to exceed three million two hundred fifty thousand dollars (\$3,250,000). Commissioner Moody seconded the motion. In roll call vote, all voted aye. Motion carries.

Ms. Dillon expressed her appreciation to Mr. Gibson and Mr. Legins for work they have done in assisting the city with this option.

THANKSGIVING BONUS

Commissioner Haskins moved to give \$20.00 Chamber Bucks to each employee (including volunteer firemen) as Thanksgiving Bonus. Commissioner Kane seconded the motion. All voted aye. Motion carries.

Ms. Dillon requested commission reschedule budget workshop. The commission agreed to Friday, November 4, 2005 at 8:00 a.m.

TML ASSOCIATES

Ms. Dillon stated TML Associates, engineering firm chosen for the sewer grant, has contacted city regarding the preliminary engineering report. She stated there is no cost to the city for this service unless the city is awarded the grant and solicits the services of another engineering firm for final design services, then the city is responsible for \$4000 fee.

Commissioner Moody moved to accept agreement from TML Associates for preliminary engineering report at no cost to the city unless the city enlists the services of another engineering firm for sewer grant, then the city will pay \$4000 fee. Commissioner Pettigrew seconded the motion. All voted aye. Motion carries.

REPORT FROM MAYOR

Mayor James had no report.

REPORT FROM CITY MANAGER

Ms. Dillon stated she had spoken to Tim Allen, Enercon, and gas prices have been locked in at \$13.77.

ADJOURNMENT

Commissioner Kane moved to adjourn at 6:20 p.m. Commissioner Pettigrew seconded the motion. All voted aye. Motion carries.

ATTEST: _____ APPROVED: _____
RECORDER MAYOR