

CITY OF HAHIRA
JANUARY 30, 2024
WORK SESSION
6:00 P.M.
COURTHOUSE

The Mayor and Council met for a Work Session on January 30, 2024, with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Klayton Luke, David Lindsey, Mason Barfield, and Mayor Pro Tem Louise White. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, PWD Willie Jones, MSD Jennifer Price, Fire Chief David Thompson, and Interim Police Chief Yolanda Hall. City Attorney Rob Plumb was present.

REVIEW/CORRECTION OF MEETING MINUTES:

A. JANUARY 2, 2024, WORK SESSION

B. JANUARY 4, 2024, COUNCIL MEETING

Mayor Cain asked if anyone had any questions or corrections. None noted.

PUBLIC HEARING:

**A. HA-2024-01 REZONING REQUEST BY CRE8TIVE
DEVELOPMENT PARTNERS, LLC (PLANNING
DIRECTOR)**

**B. HA-2024-02 PLANNED DEVELOPMENT REQUEST BY
CRE8TIVE DEVELOPMENT PARTNERS, LLC
(PLANNING DIRECTOR)**

**C. HA-2024-03 ANNEXATION REQUEST BY
CRE8TIVE DEVELOPMENT PARTNERS, LLC
(PLANNING DIRECTOR)**

Matt Martin Planning and Zoning reviewed all items and gave updates with maps. He stated we have three items, Planned development, Annexation and Rezoning. The Planning Commission approved the Annexation and Rezoning and table Planned development 8-0. Mr. Martin said he recommended voting on it all together at the April meeting so that we can have public hearings and readvertise. City Manager Sumner stated this has been discussed for some time now and the application was filed in December with ongoing discussions. These all go together so I feel it would be best to consider collectively all together not separately. Staff recommend holding all three items over until the April meeting for consideration. Councilman Lindsey said as an elected official it is my duty to represent the people of Hahira. I have received calls, messages and Facebook messages and people have voiced concerns about the development. The concerns are property values, traffic, overcrowded schools, water /sewer concerns, Public Safety, and rapid growth across the City. He recommended

postponing all three items on Thursday night. Councilman Luke said thank you all for being here tonight and it is honor to serve you. I want to represent all of Hahira and I was elected to represent District 2 do what they want and listen to how they feel. I have been contacted by many about the disapproval of this development. I have talked to everyone and I have not found anyone that supports it. We have problems with infrastructure and water/sewer. I have been in law enforcement for many years and I already see the traffic problem that we have now. I agree with Councilman Luke. Mayor Pro Tem White said she has also received phone calls. We have water problems and traffic issues but it needs to be brought back later, I agree with Councilman Lindsey and Luke. Councilman Barfield said this is in my district and no one has called me about this and I will give everyone my phone number so they can call me about it. IF we choose not to do this project it will not stop the project, the project will go the County. You must make a choice in these situations, yes, we do have problems in the City but all these problems take revenue to fix. If the system is at a max, we will have problems with it and that is why you always go bigger than what you need. If we do not do this project then the County will and this landlocks you. This is what happened many years ago with Creekside development. You need controlled population and growth to help pay your taxes, instead you

will pay the taxes to take care of the cost of doing business in the City. If we reject a quality project like this, we will miss a lot. This will be comparable to the current neighborhood across the road, they will build nice townhomes so that they can sell the \$350,000 homes around them. I understand and respect everyone here tonight and what you are saying and your concerns. We can either have control of that growth or we can let the County do it. We will still have costs with Public Safety and Fire because we will be first responder by law. Councilman Lindsey said you have a Lowndes County Deput right here, Lowndes County does not respond unless requested. Chief Davis said yes this is correct but if Lowndes County says they cannot get there in time, then we would have to respond. IF you have a fire in that neighborhood and they can't get there then Hahira would be the first to respond and it is called mutual aid. Mayor Pro Tem White said yes, it is the same way with the ambulance service. If they are away taking care of Valdosta then we must respond. The County would love to collect the taxes on the properties which would be substantial. City Manager said this happened in my 17-year term and the project was turned down west of town and we lost out on a lot of tax revenue and we cannot do anything west of town because of this. I recommend that now and we need to hold off for 60 days. Let the traffic situation be analyzed and really think about it. Councilman

Barfield said once this is denied and the County takes that over, we have no control of that situation. City Manager Sumner said I cannot urge you enough to consider all the possibilities. Councilman Lindsey said does this body have proof that the County will approve this development. City Manager Sumner said I cannot predict what another entity will do but I can say they are willing to service the North end of the County and intend to circle the City of Hahira just like they did in Valdosta. Councilman Luke said I will vote the way of my people in District 2. When they say they want something I will do that, this is Hahira not me. Mayor Pro Tem White said I do not like R-6 and I have had phone calls about this. SO please come out Thursday night and put your name on the list so that you can speak and we can know all the facts. Councilman Barfield gave everyone his phone number and said call me, I will tell you why I feel the way I do and I will listen to see what your concerns are. I also represent my District but you are supposed to also do what you feel is the best plan for the City. We have times when decisions must be made and they are not popular but you know how things work together and you know what is needed for the best interest of the City. I hope you will look at our budget needs and take that into consideration and continue to provide services to the citizens. City Manager Sumner said he cannot stress enough to take time and not make a rushed

decision. Councilman Lindsey said his family has been in Hahira since the 1800 and we have seen a lot of growth over the last few years, traffic is terrible and we have five hundred more homes that need to be built, we need to calm down and see how this all plays out. I am not backing won, I do not care who you are, I represent the people. Councilman Luke and Mayor Pro Tem White agreed with Councilman Lindsey.

REVIEW OF BILLS/BUDGET OVERAGES:

The Mayor asked if anyone had any questions or corrections. None noted.

DISCUSSIONS:

A. 2024 HONEYBEE FESTIVAL (CHAIRMAN LANA HALL)

HBF Chairman Lana Hall said we will have two new Co Chairs for the Honeybee Festival this year, Cindy Becton, and Cindy Mitchell. If you look in your packets you will find what we are requesting and nothing has really changed. We are grateful to everyone here, the Council, public works, police department, fire department and the girls at City Hall. The second sheet you have is a list of where the donations from the HBF go, we are a 501C and all the money stays right here in Hahira. We donated \$1400.00 to needy families in the area. We are all volunteers and I think we will be well over \$17,000. We also can always use volunteers.

**B. NAIL SALON PREVIEW-KINGS; COURT OFFICE
PROFESSIONAL DEVELOPMENT -SOUTH CHURCH
STREET (DAVID DELOACH)**

David Deloach developer stated we have a request for a personnel care shop, Nail Salon, which wishes to come adjacent to the recently created Hair salon. We would like approval for a total of five personnel care businesses which will help with the time factor. Mayor Pro Tem White said females like nail salons, we have one but it is needed.

**C. APPOINTMENTS TO THE HAHIRA HOUSING
AUTHORITY OF THE CITY OF HAHIRA (CITY
MANAGER)**

City Manager Sumner stated the Hahira Housing Authority is managed by the Nashville Housing Authority. The board has eight members that run a 5-year term. Hahira has three residents that serve on the board, one is deceased, one is in a nursing facility and Mr. Mathis is willing to serve another term. We need replacement names to serve on the board. Mayor Cain asked the Council to think about it and bring names of people that would like to serve.

**D. APPOINTMENT TO THE COASTAL PLAIN
ECONOMIC OPPORTUNITY AUTHORITY (CITY
MANAGER)**

City Manager Sumner stated this is made of multi county board of which manage weatherization of homes. It can be resident or Council member. We currently have an opening and need a replacement. The Mayor stated if you have anyone that would like to serve please turn in the names.

E. APPOINTMENTS T THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HAHIRA (CITY MANAGER)

City Manager Sumner stated we have had seven seats on the DDA for the last 7 years. The members of the board elect their own chair on a rotating basis. What is needed is a member of the Council and a resident of the City or Business owner to fill the vacancy. The Mayor said this was discussed last month. Councilman Lindsey said he would like to appoint Mayor Pro Tem White to the DDA and Councilman Luke said he would like to appoint Jennifer Pagola. The Mayor said he would like to reappoint Mr. Ted Raker and Mayor Pro Tem White. This will be on the agenda Thursday night for the vote.

F. APPOINTMENTS TO THE MAIN STREET BOARD (MSD PRICE)

MSD Price said in 2023 we had a term expire, Josh Owens and he did not seek reappointment. We would like to appoint Jaime Parr a resident and Caitlyn Day a real estate agent. Does anyone have any questions? Mayor Pro Tem White asked if they had to apply for it. MSD Price stated yes, they did.

G. CELEBRATING BLACK HISTORY AND CULTURE IN HAHRIA (MAYOR PRO TEM WHITE AND CITY MANAGER)

Mayor Pro Tem White said on February 25th at 5:00 p.m. we will have a program. Marian who is business owner and Main Street Board member said we are planning events for Black history month at the end of February and going into March. We will work with businesses like the Slice and Hahira Honeyhole. We would like to recognize important members of the community like Ms. Eula Copeland and others who have had an impact on Hahira. We would like to have entertainment on that Saturday with Black vendors and the Police department will grill hamburgers and hot dogs. The list of events are in your packet. We are requesting funds for some of the events up to \$1,500 based on invoices.

DEPARTMENT REQUESTS:

A. CLAUDIA AND UNION ROAD LIFE STATION

REPLACEMENT PUMPS-HYDRA SERVICE-\$19,036- SPLOST VIII (PWD JONES)

PWD Jones stated these pumps need to be replaced, they are not back up pumps they need to go in the ground. They went down the day after the big storm about 3 weeks ago. Councilman Lindsey said we need to do what we can to get the water fixed.

B. BUCKET TRUCK-EDDIES AUTO SALES -\$68,308- SPLOST VIII-PWD JONES)

PWD Jones said I came last month to approval for repairs to our old truck in the amount of \$7,588. The mechanic advised to not do the repairs and said we should get another truck. The truck that we found only has 26,000 miles with 15 feet more reach and outriggers that we do not have now. We use the bucket truck a lot for Christmas lights and tree trimming.

C. BUSINESS PARK WELL#3 UPDATE (ALEX WISEMAN- CARTER AND SLOOPE)

Alex Wiseman of Carter and Sloope unfortunately stated the test to draw from a shallower depth did not show a reduced level of total organic compounds. The only solution to preserve Well #3 appears to be some level of enhanced treatment. We will move forward with the

Cerafiltec treatment method being used by H2O Cornerstone which was approved at the January meeting.

D. RANDALL STREET WELL #1 REQUEST FOR AUTHORIZATION OF DESIGN AND GEORGIA ENVIRONMENTAL FINANCE AUTHORITY LOAN (ALEX WISEMAN-CARTER AND SLOOPE)

All tests for the wellhead at Well #1 have been checked out. We are now ready to recommend a design for re-drilling. We will also need to seek authorization from the Council for the engineer to ask the GEFA loan board for a maximum of \$2 million in funds for this. The debt service which can be serviced out of SPLOST would be \$96,000 annually.

E. WASTEWATER TREATMENT PLANT-REQUEST FOR AUTHORIZATION OF DESIGN-REEVES YOUNG AND GEORGIA ENVIRONMENTAL FINANCE AUTHORITY LOAN; FINANCIAL ANALYSIS REPORT (ALEX WISEMAN, CARTER & SLOOPE; DAVENPORT AND ASSOCIATES)

Carter and Sloope are recommending authorization of design for a modified wastewater treatment plant for steel construction. The low bidder, Reeves Young, will produce completed drawings for approximately \$100,000 payable out of the ARPA fund allocation and

that would give us a maximum guaranteed price of \$16.5 million, \$5 million less than originally estimated. We have run an amortization schedule and the annual debt service cost would be around \$336,288 from a loan request presented to the GEFA board in May. This would not be approval of the loan but authorization to proceed with the request. Staff recommends moving forward with the project.

**F. RIGHT OF WAY ACQUISITION MATCH
AUTHORIZATION FOR TRANSPORTATION
ALTERNATIVE GRANT-NEWSOME TREET TO UNION
ROAD DISEWALK-\$200,000-TSPLOST, SPLOST VIII
(CITY MANAGER)**

The City is still on track for a lot of this extension of the downtown streetscape for next year but it is now time for the right of way acquisition. The state will contribute \$800,000 and the City \$200,000 with 60 % coming from TSPLOST and the remainder from SPLOST.

**F. ICE MACHINE-FIRE DEPARTMENT-SPLOST VIII
(CHIEF THOMPSON)**

Chief Thompson stated the old ice machine has been given out and it is time for a new one. The new ice machine would cost \$6,100 and would be larger. This would be paid out of SPLOST III.

SET FEBRUARY COUNCIL MEETING AGENDA:

SET FEBRUARY CONSENT AGENDA:

THE MEETING WAS AJOURNED AT 7:20 P.M.

ADJOURN.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN