**CITY OF HAHIRA**

**MARCH 30, 2021**

**WORK SESSION**

**6:00 P.M.**

**HAHIRA COURTHOUSE**

The Mayor and Council met for a Work Session at the Hahira Courthouse with Mayor Bruce Cain presiding.

**PRESENT:** Mayor Bruce Cain, Councils: Kenneth Davis, Terry Benjamin, Tony Rosatti and Mayor Pro Tem Mason Barfield. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Police Chief Terry Davis, Fire Chief Dwight Bennett, PWD Brandon Rice and MSD Jennifer Price.

**REVIEW/CORRECTION OF MEETING MINUTES:**

1. **FY21 RETREAT**
2. **MARCH 2, 2021 WORK SESSION**
3. **MARCH 4, 2021 COUNCIL MEETING**
4. **MARCH 16, 2021 SPECIAL CALLED MEETING**

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

**PURLIC HEARING:**

1. **HA-2021-01 VARIANCE REQUEST BY FRANKLIN BAILEY FOR PROPERTY SOUTH OF PETERS STREET ( PLANNING AND ZONING ADMINISTRATOR)**

P & Z Administrator stated this was heard by the Planning Commission and they recommend approval (9-0) subject to condition that they be for single family home or duplex residential development on individual lots. The lot was rezoned R-P previously. The subject property consist of 1.6 acres located between Peters Street and East Main Street. The new applicant has proposed to subdivide this property into 8 lots, consisting of 7 houses and 1 duplex. The staff recommends for the proposed lots facing Peters Street the minimum required front yard setback from the property line shall be reduced from 30’ to 20’ and the minimum required rear yard setback be reduced from 30’ to 20’. For the proposed lots facing East Main Street, the minimum required front yard setback from the property line shall be reduced from 40’ to 25’ and the minimum required rear yard setback be reduced from 30’ to 20’. Mayor Pro Tem Barfield asked the size of the houses. It was stated 2,000 square foot with garage. The Mayor stated one request was for lot 7/8 which face Main Street was to have shared driveway.

1. **HA-2021-02 VARIANCE REQUEST BY JERRY STOKER FOR 405 EAST MAIN STREET (PLANNING AND ZONING ADMINISTRATOR)**

This property is located at 405 W Main Street and is 0.09 acres. The property measures 50’wide and 81’ deep. The applicant is seeking relief for both front and rear yards and is proposing 15’ for both the front and rear. The applicant is also in the process of negotiating with Lowndes County (owner of adjacent property) for a shared driveway access easement. One single family or perhaps very tiny office is remotely feasible. The applicants is requesting both the front and rear yard setbacks at 15’. Staff recommendation is 25’ set back of 25’ from the property line and a reduced rear yard setback of 15’ as requested. The Planning Commission approved (9-0) 25’ from the property line and a reduced rear yard setback of 15’.

1. **PROPOSED CLOSURE OF SOUTH UNION ROAD EXTENSION (CITY MANAGER)**

City Manager Sumner stated this is request for closure of South Union Road extension. This is continued from last month, the Williams family requested closure of this road that was one time used to connect South Union Road and Hwy 122. DOT did not construct cul de sac due to I-75 Construction. This is a tiny sliver of property and we will still have access to the lift station. We have notified the property owners and will have formal discussion at the Public hearing.

**REVIEW OF BILLS/BUDGET OVERAGES:**

The Mayor asked if anyone had any questions or concerns regarding the bills. None noted.

**DISCUSSIONS:**

1. **REQUEST FOR UTILITY SERVICE TO PROPOSED UNION ROAD SENIOR CITIZEN APARTMENT COMPLEX (HOUSTON BROWN)**

Mr. Houston Brown of 3548 North Crossing Valdosta stated he is applying for a grant for a 64 unit senior apartment complex on Union Road. Sumner stated the property is in the County has approved. We just have to decide if we want to service the property. We have a few properties outside the City limits that we service. Councilman Davis asked about property around this that we service. Sumner stated we service the trailer park for water only across from Northcreek. We have a master meter and it is billed to one person, it is not billed to each individual. Davis stated this is what is usually done in this case and is there a difference in the rates. Yes this is the usual to bill water with one master meter and bill water only. Sumner stated it would be up to the Council if they would want to bill usual rate or the extra territory rate. Brown stated he would prefer it to be the usual water rates. Barfield asked if the property would be annexed into the City. Sumner stated as he understands it if they ask to be annexed in the County cannot object to it, they can only delay the process. Mayor Pro Tem Barfield stated we don’t have a plan yet, we can take care of the current citizens but to feel good about this development we need a plan moving forward to service both water and sewer. I do not feel comfortable now doing this and I want to see a plan regarding the sewer capacity. We have three complexes before us and we will have growth but I need to see a plan first. It will cost us if we annex the property in or not with services by fire and police. Hahira is a magnet right now, we have to get a plan together. Sumner stated that we can hold this over until Thursday night when Mr. Slope will be here. I think we can do the water and let the County do the sewer.

1. **PREVIEW OF REZONING REQUEST FOR TAX CREDIT APARTMENT COMPLEX ON WEST STANFILL STREET (JON MCKNIGHT)**

This is a request for Apartments on West Stanfill Street by Mr. Jon McKnight. It is 7.8 acres and similar to The Village on Park apartments. It is proposed tax credit apartments with 64 apartments with 2-3 bedrooms.

1. **PREVIEW OF REZONING REQUEST FOR TAX CREDIT APARTMENT COMPLEX BEHIND HOTEL (DALE ARROWWOOD)**

This is request for apartments to back up to Franks Creek by Mr. Dale Arrowwood. It would be 55 and older with 58 units. Councilman Davis said we have 3 applications for this type of apartment but DCA will only approve one for this rural area. One will be in Lowndes County.

1. **HAHIRA SQUARE VETERANS MEMORIAL COMMITTEE (MAYOR CAIN)**

The Mayor stated he met with the Hahira Veterans Jackie Cole and Steve Couch. They would like to have a committee and want to have two Council members on the Committee. Mayor Pro Tem Barfield and Councilman Rosatti stated they would volunteer to be on the Committee. City Manager Sumner and DDA Board member Keith Barrett will also be on the committee. We have all agreed upon the Veterans wall and would like ideas from the committee. The Veterans would like to see flags at the wall. I will let you know when they would like to meet.

**DEPARTMENT REQUESTS:**

1. **SALE OF 109 WRIGHT STREET (CITY MANAGER)**

This is a request from Penny Davis who has adjacent property. This is a property that is 10,000 square foot (R-10) and was purchased 20 years ago and it is property that the City owns. We advertised for sealed bids in the newspaper and had the bidopening. We had two bids, Penny Davis for $1,000.00 and Hometown Construction for $5,700.00. The City paid $6,000.00 in 2001. The tax assessor has it at $14,400 and I would like to sell it for more than that. Staff recommends to reject bids andretain property.

1. **SEWER STUDY-SPLOST VIII (CARTER AND SLOOPE)**

Tom Slope of Carter and Sloope stated he is here to discuss a sewer study for the City. I have been talking to the Mayor and Jonathan the last few months. The City needs to expand the sewer capacity and we have a few options as of now. We have two different type of sewer plants, one wastewater treatment plant and or one mechanical type plant. We can also request more discharge waste load from the state and I think this is the best fit. You could also look for additional land and expand the current system. Councilman Davis asked how many acres we might need. Mr. Sloope said 400-500 acres. The Mayor stated that we have looked at property but the state requires buffer zones and we have not found anything at this time. Mr. Sloope stated the dredging created more capacity and we could put the cleaner water in the 2nd pond. Mr. Sloope stated he feels the thing to do now is do a capacity study to see where we are now and I will be glad to do that. The cost will be about $20,000.

1. **PARROTT FOUNTAIN-PARROTT FUND, SPLOST VIII (MSD PRICE)**

Sumner stated that as discussed at the retreat we would turn over to the Board members and let them decide on the fountain and help finding local vendor with prices. They found a local business, Mystic Pools with a price of $86,117 which is just above the donated price. SPLOST funds would cover the difference with a 10% contingency included for a total of $95,000. We are at the point to move forward and all has been approved by the Parrott family. We would like to get it in by the Honeybee Festival.

1. **TEACHERS LUNCHEON (MSD PRICE)**

Sumner stated every year we do a teachers appreciation luncheon for the HES and HMS teachers. We had two quotes, one from Country Love in the amount of $1,360 and one from O’Neal’s and it was $1,775. Country Love stated they would do box type lunch and the schools would like to split it up this year and do it on two different days (27th and 28th). We are currently out seeking door prizes for the teachers and the lunch will be held at noon.

1. **4TH OF JULY FIREWORKS-JULY 3, 2021 (MSD PRICE)**

MSD Price has requested $4,000 for the fireworks display. It is a bigger display for a full celebration this year.

1. **PUBLIC WORKS ADMINISTRATION BUILDING-SPLOST VIII (PWD RICE)**

Jimmie Cone is here with designs for the New Public Work Admin building. He gave everyone a hand out with the floor plan and cost estimate. We looked at buildings in Adel and Nashville and they have Special labs for testing in the facility. It would have minimal parking with asphalt and metal building with brick front and covered porch. Sumner stated the cost would be $442,200 with 10% contingency. If you authorize the bid it would a lot $300,000 from the proprietary fund and the remainder from SPLOST VIII. We could have plan review and bid adjustment by May meeting. The Metal building would come from Supply line and would take 16-20 weeks and then you would do

1. **INFORMATION TECHNOLOGY SERVICES (CITY MANAGER)**

City Manager Sumner stated that it is time for renewal of IT Contract. I would like to put it out for surrounding firms that we could contact and have them at the May meeting. The renewal is for June and the service we have is ok but the department heads have had concerns regarding the current service provider**.**

**SET APRIL COUNCIL MEETING AGENDA:**

**-**Request for utility service to proposed Union Road senior citizen apartment complex.

**SET APRIL CONSENT AGENDA:**

**-**Sale of 109 Wright Street-Rejection of all bids

-Carter & Sloope Sewer Study-$20,000-SPLOST VIII

-Parrott Fountain-Mystic Pools-$95,000-Parrott Fund/SPLOST VIII

-Teachers’ Luncheon-Country Love-$1360

-4th of July Fireworks-July 3, 2021-$4,000

-Public Works Administration Building Authorization for Bid

-Information Technology Services-Initiate request for qualifications

-Hahira Square Veterans Memorial Committee-Mayor Cain, Mayor Pro Tem Barfield, Councilman Rosatti, Jackie Cole, Steve Couch, Keith Barrett (Ex-officio) and Jonathan Sumner (Ex-officio)

**THE MEETING WAS ADJOURNED AT 8:10 P.M.**

**ADJOURN.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**