

HAHIRA CITY COUNCIL

COUNCIL MEETING

AUGUST 2, 2012

7:30 P.M.

COURTHOUSE

Mayor and Council met for a Council meeting August 2, 2012 at the Courthouse with Mayor Wayne Bullard presiding.

PRESENT: Mayor Wayne Bullard: Councils: Mayor Pro Tem Bruce Cain, Ralph Clendenin, Rose Adams, Terry Benjamin, City Manager Jonathan Sumner, Police Chief Terry Davis, Fire Chief Dwight Bennett, PW Director Donnie Warren and City Clerk Lisa Mashburn.

CALL TO ORDER: Mayor Wayne Bullard

ESTABLISH QUORUM: Mayor Wayne Bullard

PLEDGE OF ALLEGIANCE: Mayor Wayne Bullard

INVOCATION: City Manager Jonathan Sumner

REVIEW/CORRECTION OF MINUTES:

- A.) **June 4, 2012-Work Session**
- B.) **June 7, 2012 Council Meeting**
- C.) **July 2, 2012 Work Session**

Mayor Bullard asked if any corrections or questions concerning the minutes. No corrections noted. **A motion was made to accept the minutes as read made by Councilmember Adams which was seconded by Councilmember Clendenin. Mayor Pro Tem Cain, Councilmember Adams, Councilmember Clendenin and Councilmember Benjamin voted in favor of the motion.**

CITIZENS TO BE HEARD:

Lawrence Nelson of 508 N. Church Street stated he would like to thank the City for the correction of the water problem. He thanked Donnie and his workers on a job well done. He also stated he would like to address the parking problem. He stated he felt that if a ticket was issued to repeat offenders that it would stop them from doing it. He also stated that the grass is a problem and that he thinks people should take pride regarding their grass and in keeping the city clean. He knows that people have shortcomings but that neighbors will help out.

Greg Jennings of Bethany Hills who is a property owner of 803 Summer Lane and Mulberry Place states that he is here to address the trucks parked on lawns and the tall grass. He knows there are special circumstances at times but that he is in support of what the Chief is trying to do. He stated he is a retired attorney and he would volunteer his time to come up with solution to help keep the City looking good.

Wilmon Stanley of 308 S. Washington stated he would like to ditto what others have said tonight. He stated it is his wife's birth place and a place he has chosen to retire. He stated he takes pride in his community and would like to see others keep their yards beautiful. HE then stated he would be glad to help anyone not able to help themselves. HE stated he takes pride in keeping the community beautiful. He supports the Mayor and Council in their decision. He stated in reference to the garbage contract that if it isn't broke, don't try to fix it. He stated they are always willing to help and doing a wonderful job.

PUBLIC HEARING

MILLAGE RATE (CITY MANAGER)

Sumner stated this is an annual occurrence and for the last three years we have not had an increase. Sumner stated he recommends decreasing the millage rate to 4.75 percent which has not been done to his knowledge since 1985. He stated it would be approximately a \$7,000 difference to the City. He stated that a Public Hearing is required and he asked if anyone had any questions.

Councilmember Benjamin stated he was not in favor of leaving the millage the same in the past but now it is a testament to all departments holding the line. He thanked the Mayor, City Manager and Council.

The Mayor asked if anyone was wishing to speak in favor of the decrease of millage rate; none noted. The Mayor asked if anyone was wishing to speak against the decrease of millage rate; none noted. **Mayor Pro Tem Cain made a motion to rollback the millage rate to 4.75 from 5.83 which was seconded by Councilmember Adams. Mayor Pro Tem Cain, Councilmember Adams, Councilmember Clendenin, and Councilmember Benjamin all voted in favor of millage rate rollback to 4.75.**

REVIEW OF BILLS/BUDGET OVERAGES:

City Manager Sumner stated he had worked with the Senior Finance person to provide answers to questions via email and paper copies in box at city hall. He stated a garbage analysis had been provided. He then stated as to why the price going up that he had interpreted 2003 to now found revenues/expenditures turned \$10,000-\$15,000 profit and that when the City ran the sanitation the profit was \$5,000.00. He stated that he felt the higher diesel charges caused an increase and also stressed this is a projection. He stated he does not think we should go into the red. Councilmember Adams asked was charges of \$450.00 were for and it was noted that it was for SGMedia Group for BHT. The charge in question for \$631.00 advertising page 3 was for job announcement for PD and CCR report for Water and Sewer Department. Sumner stated he did not have report from Downtown Coordinator that was due in June.

Councilmember Clendenin made a motion to pay the bills which was seconded by Mayor Pro Tem Cain. Mayor Pro Tem Cain, Councilmember Adams, Councilmember Clendenin and Councilmember Benjamin voted in favor of motion.

DISCUSSIONS:

TAP FEES (MAYOR BULLARD)

Mayor Bullard stated that the tap fees are currently \$3,000.00. Councilmember Clendenin stated that we can justify raising to \$5,000.00. He stated that every sewer tap installed that the city is paying \$2000.00 for builders and that he feels it is foolish not to go to \$5,000.00. Councilmember Benjamin asked how many taps this year. Sumner stated in 2011 it was approximately 87 taps (57 for gateway and 30 city) with 6 taps in 2012 for about \$18,900. Sumner stated that Gateway Pines is on the cusp of getting permits for around 57 taps. Councilmember Adams stated that the City does not charge impact fees. Mayor Pro Tem Cain stated that most cities do not charge impact fees unless they just started. He stated it is not worth the time and that it cost too much. Councilmember Benjamin stated that the City had looked into it about 7-8 years ago and that it was too costly. Councilmember Clendenin stated he felt we should raise tap fees for the citizens to help fund the new well. Mayor Pro Tem Cain stated he hates to put the burden on the new apartments. He stated they are taking care of the infrastructure and that we don't need new well due to the new apartment complex.

Councilmember Clendenin stated that with the new expansion that we will be pumping more water. Councilmember Benjamin stated that the fees were originally reduced to have more building go on. Benjamin then asked Sumner if we are losing money. No said Sumner, only by depreciation. Benjamin stated that the system will depreciate if nobody ties in or not and that he is thankful we have had SPLOST for help with water infrastructure. HE stated that if the big well goes down the little wells will run full time and can burn up. Councilmember Clendenin stated that two years ago we used a lot less water than now. Sumner then stated that another consideration would be that Gateway Pines/Investment Management had understanding that the tap fee was \$3,000.00. He states this is a factor and thinks that if we raise tap fees to \$5,000.00 that we should leave the apartment complex at \$3,000.00 tap fees. Mayor Pro Tem Cain stated that well was here when I was born 62 years ago and asked if we know of any other small town that charges \$5,000.00. **A motion was made by Councilmember Clendenin to raise tap fees to \$5,000.00 which was seconded by Councilmember Adams. Mayor Pro Tem Cain and Councilmember Benjamin voted against raising the tap fees to \$5,000.00. Councilmember Clendenin and Councilmember Adams voted in favor of raising tap fees to \$5,000.00. Mayor Bullard voted against raising the tap fee to \$5,000.00.**

DISCUSSION ON HAHIRA'S GARBAGE CONTRACT AND RENEWAL (ROSE ADAMS)

Councilmember Adams stated that the trash per contract time to renew with 90 day notice for RFP. She stated she would like to explore the possibilities for curb side pickup. The Mayor asked if any discussion on the matter. **Councilmember Adams made a motion put an RFP for garbage pickup which was seconded by Councilmember Clendenin. Mayor Pro Tem Cain and Councilmember Benjamin voted against the RFP for garbage pickup. Councilmember Clendenin and Council member Adams voted in favor of an RFP for garbage pickup. Mayor Bullard voted against putting out an RFP for garbage pickup.**

DEEP WELL GEFA LOAN (CITY MANAGER)

City Manager Sumner stated he was pleased to inform everyone that GEFA made an offer to accept the \$430,000 loan for 20 years at 1% interest for the deep well. He stated it had no shared ownership; straight out loan. He stated GEFA current loan interest is 3% and USDA is 4.1% interest. Sumner stated that there are pros and cons, that quarterly debt services would be paid each year and this frees up money for other loans. He stated we have 600,000 in SPLOST VI and that the deep well is about \$470,000. The questions are how long the offer will be on the table. Councilmember Clendenin asked what the quarterly payment would be. Sumner stated he estimated it would be around \$24,000-25,000. Councilmember Clendenin asked if the water bills would increase. City Manager Sumner stated that we are in hard economic times and that he feels the rates should be raised a little each year to not feel the impact. He stated that a rate increase is needed. The Mayor asked Sumner to find out how long the offer is on the table. **Clendenin made a motion to postpone the deep well until further information can be gathered which was seconded by Mayor Pro Tem Cain. Mayor Pro Tem Cain, Councilmember Adams, Councilmember Clendenin and Councilmember Benjamin voted in favor to postpone.**

FY12 COLA (CITY MANAGER)

City Manager Sumner stated that the FY12 cost of living increase is reflected in the 2012 budget. He stated it would be across the board 3% increase based on the gross receipts which would be approximately 558.00 per week times 20 weeks for a total of \$11,160.00. **Councilmember Benjamin made a motion to approve the 2012 3% increase which was seconded by Mayor Pro Tem Cain. Councilmember Adams, Councilmember Benjamin and Mayor Pro Tem Cain voted in favor of 2012 increase. Councilmember Clendenin voted against the 2012 increase.**

Mayor Bullard stated that Public Works Director Warren had an emergency item. Warren stated that the tractor dropped the clutch and that it would be about \$1600.00 to repair. Sumner stated that it is an old tractor but that he recommends fixing. Warren stated that the tractor is worth \$7,000-8,000 and is worth fixing. **Councilmember Clendenin made a motion to fix the John Deere tractor which was seconded by Councilmember Benjamin. Mayor Pro Tem Cain, Councilmember Benjamin, Councilmember Adams and Councilmember Clendenin voted in favor of motion.**

CONSENT AGENDA:

- A. RFP Advertisement for Architect-Public Work Building**
- B. USDA 4-H Application**
- C. Railroad Property Appraisal**
- E. SPLOST VII Agreement**
- F. Savings Allocation-General Fund**
- G. Clerk's Fall Conference**
- H. Georgia Rural Water Association Fall Conference**

Councilmember Clendenin made a motion to approve the Consent agenda which was seconded by Mayor Pro Tem Cain. Mayor Pro Tem Cain, Councilmember Clendenin, Councilmember Adams and Councilmember Benjamin voted in favor of the motion to approve the Consent agenda.

REPORTS:

Councilmember Clendenin thanked all for coming out. He stated that he had been out on the roads with Chief Davis and saw the tall grass and the problems with parking on the streets. He stated he had suggested to the Mayor to put yellow lines on the streets in Mulberry Place. Councilmember Adams then stated that they need to look in Audubon also because they have the same problem; she stated at least enough room for emergency vehicles to get through. Clendenin then stated that the third Thursday will be at Johnson's Frame Shop and that they should have live music.

Mayor Pro Tem Cain stated he would like to thank all for coming out tonight. He stated he had spoken to a lot of people who did not wish to change on the garbage collection now. He then stated he wanted to thank Chief Bennett for his appointment on the FEMA board.

Councilmember Benjamin stated he would like to thank everyone for coming out tonight and thank you to all the department heads. He then thanked everyone for the privilege to serve. He then stated that in previous years he thought the millage rate should have been raised but that he was very happy that the City can decrease the millage rate at this time. He stated it was a sign of good stewardship and that things are getting better. Congratulations to Chief Bennett.

Councilmember Adams thanked all for coming out. She thanked Nancy at Georgia Power for getting the poles at City Hall fixed. Congratulations to Chief Bennett to FEMA panel which will be in Washington, D.C. on August 19-24. She stated she applauds the

dedication and his being considered. She then stated she was sorry an RFP was not approved for sanitation service because competition is a good thing.

City Manager Sumner stated he would like to thank everyone for the opportunity to serve and thank you to everyone for their hard work on the 2013 budget and that he can see a light at the end of the tunnel. He thanked the City Clerk and the Finance Director for their hard work and stated that he had the best staff in the state.

Mayor Bullard stated he would like to thank everyone for coming out. He stated the City has an excellent work force and that he thinks the rollback in taxes is a good thing; that with the 3% raises that the future of Hahira is improving. He then thanked Chief Davis and PW Warren for all their work with the tall grass and the trash. Congrats to Chief Bennett and that the remodel job at the Fire department looks good. Excellent job.

Mayor Bullard asked for a motion to adjourn. Mayor Pro Tem Cain made a motion to adjourn which was seconded by Councilmember Clendenin. Mayor Pro Tem Cain, Councilmember Clendenin, Councilmember Benjamin and Councilmember Adams voted in favor of the motion. There being no further business to discuss the meeting was adjourned at 8:30 p.m.

Mayor Wayne Bullard

City Clerk Lisa Mashburn