

HAHIRA CITY COUNCIL

WORK SESSION

FEBRUARY 27, 2012

6:30 P.M.

COURTHOUSE

Mayor Pro Tem and Council met for a Work Session February 27, 2012 at the Courthouse with Mayor Pro Tem Cain presiding. Mayor Wayne Bullard was not present for the meeting.

PRESENT: Councils: Ralph Clendenin, Mayor Pro Tem Bruce Cain, Terry Benjamin, Rose Adams, City Manager Jonathan Sumner, Police Chief Terry Davis, PW Director Donnie Warren and City Clerk Lisa Mashburn. Fire Chief Dwight Bennett was not present for the meeting.

REVIEW/CORRECTION OF MINUTES:

- A) January 30, 2012 Work Session
- B) February 2, 2012 Council Meeting

No corrections noted at this time.

PUBLIC HEARINGS

- A) Charter Amendment-Redistricting (First Reading)

City Manager Sumner stated that the district map is on display at Courthouse tonight and at City Hall for review. He stated that it had been advertised three times in the Valdosta Daily Times. He stated that he had also sent a copy of the district map changes to the Superior Court Clerk, Sara Crowe. He explained the general changes to each district; District 4 will stay the same, with some of District 1 into District 3. He then stated that District 2 had double the population of the other districts, and would shrink. City Manager Sumner stated that he has had no questions from the citizens of Hahira. He stated that this would be the first reading at the Thursday night Council meeting and the second reading next month. After that, the City would send the map to Department of Justice for review, so that it could take effect for the November 2013 General Election. Mayor Pro Tem Cain asked if there were any questions regarding this matter. No questions.

- B) APPLICATION TO SELL BEER AND WINE BY-THE-DRINK-HECTOR NUNEZ, 303 W. MAIN STREET**
- Chief Davis stated that the background check was good and that the Department of Revenue reported Mr. Nunez to be in good standing. He stated that Mr. Nunez currently held a license for beer and wine by-the-drink in Adel, GA and Lakeland, GA with no problems reported. He then stated that Mr. Nunez was informed that no distilled spirits can be served and that Mr. Nunez will be present at Thursday night meeting. Chief Davis then asked if there were any questions. Councilmember Clendenin asked the percentage of food to alcohol revenue allowed in the ordinance. Chief Davis stated that he thought it was 40% alcohol and 60% food but that he would check to be sure these amounts were correct. Alcohol cannot be the primary item served. Councilmember Clendenin then asked about the distance requirements; and if the City had determined the correct way to measure. He then asked if the City needed to change its ordinance to match what the State says. City Manager Sumner stated that the City measuring method is not in violation of State law.

REVIEW OF BILLS/OVERAGES

Councilmember Adams stated that she was glad to see that inert debris on page three was coded correctly but that she did not put landfill charges by charges and it should have distinction. She then asked on page three about the Motorola charges; Chief Davis replied it was for batteries for radios in police department. The next question from Councilmember Adams was regarding page four for a promotion expense; City Manager Sumner stated that he would ask about this item.

FIRE DEPARTMENT BUILDINGS TO BE RENOVATED-BID RECOMMENDATION-SPLOST IV,V,VI (JGG ARCHITECTS)

City Manager Sumner stated that the bid opening was last week. He stated that Kellerman Construction came in at \$135,442 which was a good bit under the other bids. He stated that sufficient funds were in SPLOST this amount included all deductive alternates. He then stated that Councilmember Adams and Mayor Pro Tem Cain were present for the bid opening and that they had positive input about Kellerman Construction. He also stated that Glenn Gregory was very complimentary about Kellerman Construction as well. Councilmember Adams then asked if it could all be done under SPLOST accounts and questioned the statement of improvements to the Fire Department. The City Manager stated that the EMT building was a natural extension of the Fire Department, and would be located on the Fire Department's campus. Councilmember Benjamin then commented that there were a wide range of bid prices and that the first bid was really high.

2012 CDBG RESOLUTION AND "NO CONFLICT OF INTEREST" DECLARATION

City Manager Sumner stated that the Resolution authorized the \$50,000 match of funds from SPLOST; he recommended commitment. Sumner also stated that the conflict of interest provision indicated that no member of the Council or their immediate family would benefit from the CDBG project. Mayor and Council concurred that this was the case. Sumner stated

that after investigation there was no conflict of interest at this time. All members of Council concurred.

INFRASTRUCTURE/LIGHTS IN WOODBRIDGE-LAWSON FARMS SUBDIVISIONS

City Manager Sumner stated that he had received a letter from developer Gary Minchew in regards to the acceptance of street light payments for the Lawson Farms subdivision. The letter also requested acceptance of the infrastructure in Woodbridge and Lawson Farms subdivisions, as well. The City Engineer went out and reviewed the area; he did not see any issues in Woodbridge. The inspection of Lawson Farms found deficiencies noted in packet. Mayor Pro Tem Cain stated that he had looked through the area with the City Engineer and that a few places needed to be fixed in Lawson Farms. He suggested that the City send a letter to Minchew with pictures. City Manager Sumner stated that the City was now paying for streetlights in Woodbridge and that the City would then take over Lawson Farms if approved. Mayor Pro Tem Cain made a recommendation that Donnie review the infrastructures; and stated that it looked like poor workmanship. Councilmember Clendenin stated that it could be faulty concrete.

GMA ANNUAL CONFERENCE

GMA SPRNG TRAINING-VALDOSTA

KNOX LEADERSHIP INSTITUTE-VALDOSTA

City Manager Sumner stated he would like to know who would like to attend GMA conference so that he will be able to make room reservations and sign everyone up for classes. He then stated copies of the transcripts are in their folders for Council to review. He stated the GMA Spring Training will be held in Valdosta and that would eliminate travel and lodging expenses. He stated the Knox Leadership Training will be offered in Valdosta this year and that Mayor Pro Tem Cain would like to attend.

STANFILL BUILDING

City Manager Sumner stated that he was asked to put this on the agenda by the Mayor and Councilmember Adams. He stated the City would replace the sidewalk and that Wetherington Farms agreed to do cosmetic repairs that need to be specified. Sumner stated that he had received a letter from Randy Crews, a structural engineer hired by the City. The letter stated that the water leak did not erode the western wall. He stated in the letter that the wall was sound but that the roof was the problem; the roof was replaced in the early 1990s after a fire and the steel beams were causing stress on the walls. If the building was developed in the future, the roof would have to be repaired. Councilmember Clendenin asked if the City needed to replace pipes when the sidewalk was repaired. Public Works Supervisor Warren stated no. Councilmember Adams stated she would like to leave the item on the agenda for Thursday night.

LAWSON CROSSING CLOSURE PUBLIC HEARING-MARCH 8TH

City Manager Sumner stated that the Council requested public input be solicited before the railroad was approached about the closure of the crossing in exchange for its downtown property. He stated that March 8th would be placed on the marquee and sent to the paper as the date for the public hearing. A history of the property was then discussed. Councilmember Adams stated that she would like to see the deed, and then asked if the Lawson family, upon receipt of the property from the railroad, would then turn it over to the City. Sumner stated that he did have the paperwork but that nothing had been signed. He then stated the Public Hearing is for public input only. He then stated that the Lawson family would have ownership of the property for one year for tax purposes. Councilmember Clendenin then said that there would be a tax benefit to the Lawsons for the appraised value with no guarantees. Sumner then stated that Dr. Lawson was in support of the proposed plan before he passed away and that he stated that he hoped his family would honor his wishes.

ODUM BUILDING

City Manager Sumner stated that it was indicated by Councilmember Adams in January that an RFP was to be issued for a fitness center on the property; this was not carried out when it was learned that there was an issue of property taxes to be paid on the building. Sumner stated that Mr. Odum wanted the City to pay the \$1800.00 in property taxes for the previous year. It was then stated that Mr. Odum wanted to continue to use the office in the building upstairs for the next 12 months. The City would be responsible for the taxes and utilities on the building. Councilmember Clendenin stated that the City should pro-rate taxes and rent on building; he stated that the City should charge Mr. Odum rent for the office in the building that he will use for the next 12 months. Sumner stated that there was no agreement between the City and Mr. Odum and that the understanding was that Mr. Odum would give the building to the City and that he would take a tax benefit. The City took the building over in December 2011, and if the taxes for 2011 are not paid, a lien could be placed on the property until they are. Councilmember Clendenin then stated that the building had been stripped inside. It was then stated that the appraised value of the building is about \$350,000 and that the City should not pay the bill because it was owned for one month in 2011.

MANGLED MAGNOLIAS ON MAIN

Councilmember Adams stated that she had a complaint about the magnolia trees on Main Street. She stated that the trees were cut with a chain saw, not pruned, and that they were cut at the wrong time of year. She stated that she felt the trees would not grow back, and that they should be taken up and new trees planted in their place. It was then stated that it would cost the City about \$110.00 per tree to replace. She stated that she had many phone calls about the trees. Councilmember Clendenin stated that he had six complaints about the trees. Adams stated that she would like to have this on the agenda for Thursday night.

DEPARTMENT REPORTS

LARGE METER TRAINING SCHOOL

Sumner stated that Public Works Director Warren and public works employee Chris would benefit from this training. It was training to teach them to work on calibrating large size meters. The training would save the City money because Warren and staff could then do repairs on the 2-6 inch meters. These meters are used on businesses and apartment complexes. PWD Warren stated that the 4 inch meters are about \$4,000 and that all the one inch meters have been replaced. He also stated that they were working on the two inch meters.

MOWER PURCHASE-SPLOST V1

Public Works Director Warren stated that the mower the department has now is 16 years old and on its last leg. He stated that he had put prices in the packets for Council's review, but that he recommended the X-Mark Powerhouse in the amount of \$8479.00. Warren stated that the Kubota mower was a diesel-powered mower. Councilmember Clendenin then asked if the City should have its own gas tanks to supply gas for the City. He then stated that he felt the diesel engine would out-perform the gas powered engine. He asked if the department could perform maintenance on the diesel engine. Councilmember Benjamin asked if the Kubota was easy to maintain. Warren stated that he had never maintained a diesel engine before. Clendenin stated that the Kubota was cheaper to use and maintain and that he would go with the Kubota.

FIRE EQUIPMENT/CONEX BOXES-SPLOST VI

Chief Davis was not present at meeting. It was stated by Sumner that the fire department needed 2 sets of fire suits and Conex Boxes for training. It was then stated that the Mayor was not opposed to the Conex Boxes, but that there was a concern with the placement of the boxes in proximity to Sergeant Street and the need for a barrier. It was then noted that the problem would be of where to place the Conex boxes. Councilmember Clendenin then asked if other cities had the Conex boxes and if they have them on loan.

FIRE CHIEFS' SPRING CONFERENCE

Chief Davis was not present.

TERMITE/PEST CONTROL

City Manager Sumner stated that he had the quotes in their folders. He stated that he recommended Valdosta Pest Control as the most cost effective choice. He stated the bonding contract lapsed and that Orkin declined renewal.

STATEWIDE MUTUAL AID AGREEMENT

City Manager Sumner stated that many cities in Georgia were participating in this agreement in conjunction with the Georgia Emergency Management Association. He stated that it was standard agreement with no issues.

SALE OF SURPLUS PROPERTY

Sumner stated that this item needed to be postponed until next month.

DEEP WELL GRANT APPLICATION

Sumner stated the Council could consider submitting the application at the recommendation of the City Engineer. He stated that the City needed a backup water supply on the west side of town if anything major happened to main well. He stated that this would cause a major strain on the main well. This new well would give the City greater water supply and would have the City paying half the price of the total cost (\$300,000). It was recommended that the City apply and see how it goes. Councilmember Adams asked where the well would be located and it was stated that it would be located at Industrial Park. Public Works Director Warren stated that the main well currently runs 24 hours per day.

SUMMER CONFERENCE –CHIEF DAVIS

Chief Davis stated that this year the IACP Conference was in San Diego and that it was the same week as the Honeybee and he could not attend. He would like to attend the Summer Conference in Savannah on July 23-27.

SET MARCH AGENDA

Mayor Pro Tem Cain and Council stated that the following items would be placed on the Council agenda:

- Infrastructure/Lights in Woodbridge-Lawson Farm Subdivision
- Stanfill Building
- Lawson Crossing Closure Public Hearing-March 8th
- Odum Building
- Mangled Magnolias on Main
- Termite/Pest Control

Mayor Pro Tem Cain and Council stated that the items placed on the Consent agenda would be:

- Fire Department Buildings to be Renovated-low bid Kellerman
- 2012 CDBG Resolution and “No Conflict of Interest” Declaration
- GMA Annual Conference
- GMA Spring Training-Valdosta
- Mayor Pro Tem Cain-Knox Leadership Institute-Valdosta
- Large Meter Training School
- Mower Purchase-SPLOST VI
- Fire Equipment-SPLOST VI
- Fire Chiefs’ Spring Conference
- Statewide Mutual Aid Agreement

- Declaration of Surplus Property-Replaced Meters
- GEFA Deep Well Gran Application
- Police Chief's Summer Conference

Meeting adjourned at 8:10 p.m.

Mayor Wayne Bullard

City Clerk Lisa Mashburn