

HAHIRA CITY COUNCIL

WORKSESSION

JULY 30, 2012

6:30 P.M.

COURTHOUSE

Mayor Wayne Bullard and Council met for a Work session July 30, 2012 at the Courthouse with Mayor Wayne Bullard presiding.

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

REVIEW/CORRECTION OF MINUTES:

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

No corrections noted by Councilmember Adams.

PUBLIC HEARING:

- A.) Millage Rate (City Manager)

City Manager Sumner stated that he recommended decreasing the millage rate to 4.75. He stated it was advertised in the paper. He stated it would be a decrease in the revenue which would be normal but a significant savings to the residents of Hahira. He stated he reviewed the millage rate back to the 80's and this would be the first time the millage rate would decrease. He then asked if anyone had any questions. None noted.

REVIEW OF BILLS/BUDGET OVERAGES:

Councilmember Rose Adams stated she had a question regarding page one, fines and forfeitures and asked why no revenue under the current month. Chief Davis stated that they started patrolling I-75 in May and that all tickets have 90 days to pay or come to court. He stated that 10-14,000 tickets were written in fines and that the first month was \$29,000 to \$39,000 tickets written. He then stated it would not show in the deposit for 90 days. Councilmember Adams then asked what does the city collect out of this amount? Chief Davis then stated he would have a printed copy of the docket that shows how all the funds are split out. Councilmember Adams then asked about a charge of \$840.00 under vehicle repair in the Police Department. Chief Davis stated it was for the Lt.'s 2006 Trailblazer. He then stated that when they purchased the engine three years ago that it had 34,000 miles on it. Councilmember Adams then asked why the G-Waste bill had gone up to \$1,044 and stated she would like to have a cost analysis. Sumner then stated he would get that report to her.

DISCUSSIONS:

DISCUSSION ON PUBLIC WORKS BLDG RENOVATIONS (ROSE ADAMS)

Councilmember Adams stated that she knows for the last 25 years that she is not aware of any renovations to the building. She then stated that a copy of the two proposals of \$97,250 and \$108,000 are in the packets for their review. Sumner stated that if the cost of the renovations is over \$100,000 that it has to be advertised via the sealed bidding process. He then stated that we have the sketches but would need to have contractor and architect. He asked if Council had an architect that they would like to obtain? Councilmember Clendenin asked what they would charge? Sumner stated he thought they would all be comparable in the area. Councilmember Clendenin then stated he would like to solicit an RFP for architect on Thursday night and go through the proper procedure. Sumner stated that after the vote Thursday night he would solicit for 30 days and get a list together to get it started.

USDA 4-H APPLICATION (MAYOR BULLARD)

Mayor Bullard stated that Jerome Tucker approached him and asked the City of Hahira to help buy a bus for the 4-H camp and that a small rural area was needed. Sumner then stated that he had some conversation with the Mr. Tucker and he was trying to help them find a way to get the funds. Sumner stated that the City would be responsible as the fiscal agent for the grant. Councilmember Clendenin stated the City would have no liability for the vehicle. Councilmember Adams asked about the time frame. Sumner stated it would be done fairly quickly per Mr. Tucker and take about 20-30 hours of work. The Mayor then stated he thought it would be a worthwhile project.

RAILROAD PROPERTY APPRAISAL (CITY MANAGER)

City Manager Sumner stated that the Lawson heirs have requested a new appraisal because they think the property is worth far more than the appraisal they have now. Sumner stated that a new appraisal could be done by Mr. Freddie Bajalia at a cost of \$1500.00. The Mayor then asked how long the appraisal would be good for. Sumner then stated it is a stipulation to have a final appraisal. He stated that once all documents are signed it will then be a contract and taken to the railroad and they would move from there.

TAP FEES (MAYOR BULLARD)

The Mayor asked if the City wants to change the tap fees? Councilmember Clendenin stated he would like to see them raised to \$5,000. Councilmember Adams stated she would also like to see them raised to \$5,000. Sumner then stated if we raise the tap fees, would Phase II of Gateway Pines change? He stated he would ask the attorney. Councilmember Clendenin stated it would apply for any permits. Sumner stated the loan applied for was on what the tap fees currently are now. It was then stated that they wanted a guarantee on the tap fees when loan applied for but the City of Hahira would not give them guarantee. Councilmember Clendenin stated the City would stand to lose \$114,000. The Mayor then stated that the apartment complex is no expense to the City. Councilmember Clendenin stated that Sumner and PW Warren can justify the \$5,000 tap fee. The Mayor stated we decided to decrease the tap fee to \$3,000 due to the economy. It was then stated that the money could be used for infrastructure improvements and depreciation.

SPLOST VII (CITY MANAGER)

City Manager Sumner stated that this was discussed last month and reviewed the timeline that is in Council packets. The list suggested and discussed Councilmember Clendenin asked if we get property can we use SPLOST VII money to remove the building. Sumner stated some of it could be applied to the Parks and Recreation, water and sewer improvement and the roads, streets and sidewalks. Sumner stated he was comfortable the front portion could be done.

SAVINGS ALLOCATION-GENERAL FUND (CITY MANAGER)

Per request Sumner would make a recommendation for savings. He stated he would verify amounts, withdraw from proprietary fund and put into CD. Sumner stated we have CD's with Citizens and Commercial banking and that it would bring savings up to half million dollars.

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

Councilmember Adams stated that next month the deadline and she would like to put out RFP to get different bids due to the contract ending in December 2012.

DISCUSSION ON HAHIRA WEBSITE (ROSE ADAMS)

Councilmember Adams stated she, Sumner and Stacey had been working on getting the website going and it turns out that City Hall does not have the right software. Sumner stated he had talked to Ricoh and that the front page service not available for purchase. Councilmember Benjamin then asked if it was out of date software. Councilmember Adams stated that we need new software. It was then a question of handled in house or not? Councilmember Clendenin stated it is a simple thing, obsolete program and that a lot of people write programs that are simple for the data person and consumer to use. City Manager Sumner stated he would contact GMA and make phone calls to check on this.

RADIO SERVICE (CHIEF BENNETT)

Chief Bennett stated that the current paging system we now use is operated from the Lowndes County 911 center via piggy back. He stated that now the FCC has a new communication format for narrow band and that we will have to come to the table to come on to this new system. He stated he did not receive quotes but that he was told that we would have to spend \$20,000-\$30,000 for Hahira transmitter and that it understands it to be by December 31, 2012. He stated we only have 2.2 square miles but that the joint system will be up for negotiation between the City Manager and the County Manager. This system would be for all 911 calls. He stated approximately three towers will have to be installed in Lowndes County at the cost of approximately \$30,000 each. He also pointed out the population of 110,000 for Lowndes County and 2500 for Hahira. The Mayor thought that we already pay for 911 centers. Chief Bennett stated he thought we would be asked to buy one transmitter at an estimated \$20,000-\$30,000 but that he had no concrete price. Councilmember Adams stated that we should try to negotiate with them and stated that the entire north end of the County would benefit from the transmitter and that Hahira paying for the transmitter does not make sense. Chief Bennett stated he would like to emphasize that timing on this matter is important and that it will take 2-3 months. Bennett also stated that we are at the mercy of another agency. Sumner stated we could have a called meeting if needed and that he wanted everyone to be aware of the possible cost. Councilmember Adams stated that there are four fire departments close to us. Bennett then stated that the new system would be better than the system we have now. He also stated that if we stand alone at City Hall on our own system we will only have 10-15 mile range and that Hahira does not want to do paging over the radio. The Mayor stated we need to get into negotiations and go over it all with Chief Bennett. He then stated he would authorize Mayor Pro Tem Cain and the City Manager to negotiate.

STREET PARKING (CHIEF DAVIS)

Chief Davis stated he had a visit from a couple that live over on Mulberry in regards to the parking on the streets. He stated this issue has been addressed over and over. Chief Davis stated he is concerned that the fire trucks and or ambulances will not be able to get through the streets if emergency due to the parking on the streets. HE stated this is the main area with this problem and that he has one section in Audubon Heights that he has a problem with. Chief Davis stated that many citizens have expressed their concerns and that he has asked them to come to the

meetings. Councilmember Adams stated that in some places you will see 3 cars, a boat and trailer with nowhere to park in Audubon Heights. Chief Davis stated it is a covenant not a law in that neighborhood. City Manager Sumner stated that the City has ownership of roads and right of ways and ask that you be very specific in what you desire. He then stated it is state law that you cannot park 50 foot from stop sign. City Manager Sumner stated that he would check with other cities to see what they do about parking issues. Councilmember Clendenin stated that we are about to open a can of worms. Councilmember Benjamin stated he would like to check with other cities to see how they handle the parking problem and put the item on the September agenda.

GRASS (CHIEF DAVIS)

Chief Davis stated that we have had a unique year with a lot of rain and has caused a lot of problems with the high grass. He stated that once the grass is 10 inches or taller that the police department can send out a certified letter to ask them to have it cut. He then stated it was a hardship for some residences on fixed income that have their grass cut every two weeks. He stated he would like to keep the town beautiful but asked that we amend the ordinance so that he can enforce the issue. Councilmember Adams stated that we have a lot of vacant lots, rental houses and mostly absentee residents that we have to call or send letters too constantly. Classic Homes by Weaver is one of the property management companies that do not keep the grass cut. Chief Davis stated that we have many repeat offenders and that if they have to come before the Judge that maybe this will get their attention. He stated the police department uses a tremendous amount of time on code enforcement and that the City is getting larger. He also stated that city employees working on private property is a bad idea. Sumner stated he would like direction from Council on having a Public Hearing to amend the ordinance. He also stated he would check with other cities to see how they handle this issue.

DEEP WELL GEFA LOAN (CITY MANAGER)

City Manager Sumner stated that he received notification from GEFA that we were chosen to receive the GEFA loan of \$470,000 at 1% interest for 20 years. Mayor Pro Tem Cain stated that we need to finance it instead of paying out of pocket. Councilmember Clendenin stated that he thinks we do not want to have a loan. Public works Director Warren stated that the small wells are running 24 hours per day where the big well is running 6-7 hours a day.

PARK SIGNS (CITY MANAGER)

Sumner stated he had received a letter regarding the park signs in town. He stated that some of the park signs have been removed and that we need to look at park signs that last and not based on what is pleasing to look at. He then stated that we have money in the budget and that we need someone to get with Sumner and Warren to decide what we need. Councilmember Adams stated that she would work with them and vendors to get information on what the City needs. She stated she would prefer plastic over wood sign. She stated we need to get with local companies and see what we can come up with.

CLERKS FALL CONFERENCE (CITY CLERK)

City Clerk Lisa Mashburn requested to attend clerk's training in Athens, GA on September 9-11, 2012. The cost of the conference with is \$350.00.

GEORGIA RURAL WATER ASSOCIATION FAL CONFERENCE (PWD DONNIE WARREN)

PW Director Warren requested to attend the water and sewer conference in Helen, Ga.

FY13 BUDGET WORKSHOP I

City Manager Sumner stated that we are in the 8th month of budget season. He stated the preliminary adoption would be before September 30th and voted on at Thursday night Council meeting. In October we would do the Formal adoption and the budget would take place on January 1, 2013. He highlighted a few areas of change such as the rollback of millage rate would be a decrease of about \$7,000. HE then stated he would like to put the salary study in reserve and do the 3% cost of living raise. HE then stated that the fines/forfeitures would increase along with the travel. He stated that electricity, fuel and insurance will all be increasing for the next year in which he has added a 25% increase in case this does happen. Councilmember Clendenin stated he would like to have meeting and go line by line of the new budget. It was then decided that a Budget workshop would be held Monday, August 6th at 5:00 p.m. at City Hall.

SET AUGUST COUNCIL MEETING AGENDA

-Millage Rate

-Tap Fees

-Discussion on Hahira's Garbage contract and renewal

-Deep Well GEFA Loan

-FY12 COLA

SET AUGUST CONSENT AGENDA

-RFP advertisement for architect-Public Works Building

-USDA 4-H Application

-Railroad Property Appraisal

-SPLOST VII Agreement

-Savings Allocation-General Fund

-Clerk's Fall Conference

-Georgia Rural Water Association Fall Conference

Meeting adjourned at 8:30 p.m.

Mayor Wayne Bullard

City Clerk Lisa Mashburn