**HAHIRA CITY COUNCIL**

**WORKSESSION**

**MARCH 4, 2013**

**6:30 P.M.**

**COURTHOUSE**

Mayor Wayne Bullard and Council met for a Work session March 4, 2013 at the Courthouse with Mayor Wayne Bullard presiding.

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

**REVIEW/CORRECTIONS OF MINUTES:**

1. February 4, 2013 Work Session
2. February 7, 3013 Council Meeting

The Mayor asked if any corrections are noted. None noted.

**REVIEW OF BILLS/BUDGET OVERAGES:**

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

The Mayor then stated that Pam Helton with GMA is here tonight to discuss the services that GMA provides.

Pam stated that as of now that GMA collects the delinquent insurance license each year for the City of Hahira. She stated that the fee is $25.00. Pam then stated that the state allows an increase in fees as the population increases. She stated with population that the City can charge insurance companies $40.00 per year and that this would be up to date with the current state law. She stated that if the City would like to change the fee then they would forward copy of resolution to City attorney and place on agenda for adoption. City Manager Sumner stated that the resolution was reviewed and approved by attorney last year but that the Council decided not to increase at that time. Pam stated that this is good opportunity to increase the revenue for the City and a good time to do it for the beginning of 2014. Pam stated that there would be about a 45 day waiting period and that it would have to be sent to the insurance commission. City Manager Sumner stated that he would like to know if the Mayor and Council had interest in increasing the fee to $40.00 and that it could be put on future agenda. Sumner then asked if the Mayor/Council would like to have in on the April agenda and the reply from all was yes. Sumner then stated that it can only be changed at census time. Pam also stated that she would like to tell the Mayor /Council about the debt collection service that GMA provides to Cities. She stated that the Mayor/Council could decide how it would be collected and how it would be handled. She also stated that they could collect past due utility bills, police department fines and delinquent taxes. She stated they would be able to tell the city if the person was deceased, in bankruptcy or in prison. City Manager Sumner stated that he had spoke to other City Managers that like this service and noted that something collected is better than nothing collected. Pam stated that the fee to the City would be 16.5% if under 2 and one half year old and after that if collected it would be 19 % fee. She stated that if we have the social security number we can record it at the credit bureau. She stated that she suggested if we use this program that we collect all monies here and apply to account to wipe out the account and we pay GMA in the end. She stated that 2.5 million dollars has been collected for other cities. She asked that everyone call if they have any questions and that she would be glad to help.

**DISCUSSIONS:**

**NEW PROPOSED LOCATION FOR DOLLAR GENERAL**

Clayton Milligan of Lovell Engineering stated that he resides at 623 Lafayette Street in Hahira. He also stated that the developer from Thomasville (Zach) was here to discuss the Super Dollar General Store. Clayton stated that Dollar General has contracted Lovell Engineering to establish a new location for their new store at the intersection of Branch and East Main. He stated that one requirement that Dollar General has is to have direct access to main road. He then stated that the DOT would allow the connection if we can realign W. Main Street. City Manager Sumner asked if he had been in contact with Matt Martin, Planning and Zoning. Sumner then stated that plans would need to meet the requirements of the overlay district which is from the stop light to the interstate. He stated an example would be the Harvey’s Supermarket. Sumner stated that another concern is the set back of the main building and the parking. He stated they would also need to meet design and sign guidelines per ordinance. Sumner then asked if any other Dollar General Super Stores were built in the area that they could see. Zach the developer stated that they have just built one in Nashville, Georgia that they could look at. He stated the new store would be 20,000 square foot with full grocery store and that it would employee 20-25 employees. Sumner then asked what the plan was for the existing building and it was stated that it would be evacuated. Zach stated that the new building would cost 3 million plus; that it would have a metal frame with split face block but with go with any requirements of the City. Sumner asked if any other sites were considered. Zach stated that Dollar General has prioritized areas to fit the size of the building and that a big part of the project was to have it off of Hwy 122. Sumner stated to reduce zoning issues that the building should be moved up closer to Hwy 122 and that the trucks should enter from 122 not from the Branch Street entrance. He stated that road is not made for heavy truck traffic. Sumner also stated that the streetlights and sidewalks would need to be considered. Sumner stated that to close the road you would have to advertise and hold public hearings but that they want ok to have it put in. Sumner stated he wanted to work with property owners to change the road and straighten it up; no road closure just re-align road. Sumner then reminded the developer that the parking size requirement for Hahira is 10 X 20 parking spaces. Sumner stated that if everyone is willing to work together that the next step would be to set up meeting with Matt Martin and to send out prototypes to Sumner so that he can forward to Mayor/Council.

**FROGTOWN WINERY AGREEMENT/SEWER EXTENSION**

City Manager Sumner stated that Mayor Bullard spoke with Mr. Kritzer and that he was willing to hook onto the City’s sewer system at a tie-in located at the end of John David Road. He would also construct a grinder pump large enough to accommodate his current development and his intermediate plans. Mr. Kritzer has notified the Mayor that he would fund the difference in the cost between a 2 inch and a 4 inch line. The cost estimates are $39,440.50 for 4 inch line and $32,978.00 for the 2 inch line. The difference would be around $7,000.00 that would be paid by Mr. Kritzer for the lines. Mr. Kritzer would be responsible to extend up to property line and easement for the two fire hydrants that would be needed. Sumner stated that the original agreement in last month packages stated what Mr. Kritzer would be responsible for which was estimated cost of about $33,000. Sumner stated that if anyone had any questions he would send them to the City attorney and forward to Mr. Kritzer.

**SALARY INCREASE FOR MAYOR AND COUNCIL**

Councilmember Clendenin stated that he had review the DCA salary survey for 2011. He stated that we would be in group E and that the average salary for the Mayor would be $495.00. He stated that he has the report and would like to discuss the increase for Mayor and Council and talk numbers. City manager Sumner noted that for the record the increase would not take effect until the next term of the Mayor which would be January 1, 2014.

**ODUM BUILDING STATUS**

Mayor Bullard stated that he had spoke to Mr. Odom and he said he would be out around April 1st and or no later than April 15th. He also stated that he would donate any furniture that he did not have room for to the City.

**REPAIR OF STANFILL BUILDING STATUS**

Councilmember Clendenin asked about the status of the repairs to the Stanfill Building and the Mayor replied that the repairs should be done in the next few days.

**DRAINAGE ISSUE-LAWSON FARMS**

Mayor Pro Tem Cain stated that we have a problem with drainage in Lawson Farms. Cain stated that we have a letter from Stevenson & Palmer the engineering firm for City that states that we need to get with the developer, take to court or try to get developer to do something. The other choice is to have the City go ahead and put the pipe in. City Manager Sumner stated that he had talked to with property owners and the lady that has the pipe in yard. The Mayor asked what the cost would be. Public Works Director Warren stated that that an 18 inch storm pipe and 4 foot easement is needed. Sumner suggested that the City Engineer look at it and put concept together with a plan to be discussed at the April meeting. Mayor Pro Tem Cain decided to meet with Ronnie (City Engineer) and see what he suggests. He stated he would get with Dennis Grimsley and John a resident and see what needs to be done. It was stated that the engineering fees need to be voted on at Council meeting and then meet to discuss the solutions; need to have a site meeting. Sumner stated that there are other issues that need to be discussed at Lawson Farms like clearing the drainage ditch, catch basin construction and resizing culvert at end of Fry Street.

**APPOINTMENT OF BOARD MEMBER TO HAHIRA HOUSEING AUTHORITY**

City Manager Sumner stated that he needs names of people to serve on the Hahira Housing Authority. He asked Councilmember Benjamin and Councilmember Clendenin to please come up with names and stated that he thinks that they met one time per quarter.

**DOG ORDINANCE**

Councilmember Benjamin stated that he had complaints from citizens regarding the pit bull population. He stated that the citizens were concerned about how dangerous the dogs are and that he had notified the Chief about the dogs. Benjamin stated that he knows all dogs can be dangerous but that he feels we need to put specific breeds into the current ordinance. Councilmember Benjamin stated that he feels the breed needs to be registered with the City and that a lot of cities have a ban on dangerous breeds. He then stated that he thinks we need to put in containment rules with different verbiage. He stated that he thinks we should enforce the quarter million dollar proof of liability insurance and that would take care of a lot of the problems. Benjamin said that we should investigate ordinance with other cities and enforce what we do have. If does not work then we need to go back and rewrite the ordinance.

**ENGINEERING FOR INTERCHANGE PROJECT-SPLOST VI**

City Manager Sumner stated that he along with Councilmember Clendenin and Mayor Pro Tem Cain attending the meeting from 9:00 a.m. to 4:00 p.m. regarding the interchange. He stated that the project is slow moving and that the City would have to pay for engineering for utility relocation per meeting that they would give us two months. He stated it would cost $63,000 for preliminary engineering and he needs to know what direction the Council would like to take. Mayor Pro Tem Cain asked if we would need easement for water/sewer and Sumner stated that DOT would not require easement from us and that the property is deeded to the City. The Mayor stated that he would not like to invest until later time. Councilmember Clendenin stated that he would like to request a sheet with what is allocated for SPLOST VI and what is left. He suggested that we delay for a month.

**DEPARTMENT REPORTS:**

**CHIEF’S CONFERENCE-PHILADELPHIA**

Chief Davis stated that he would like to attend the Executive Management Conference in Philadelphia on October 13-19th. He stated that the total cost would be approximately $1200.00. He stated that the 20 hours of training are required and that there is one in Savannah also. He stated that the difference in the cost would be $300-400 for the training.

**EXCAVATOR, TRACTOR - SPLOST VI**

Public Works Director Warren stated that the quotes are in packet. He stated the best price for the tractor would be from Nashville Tractor and the Excavator he liked the best was with Flint Equipment.

**SET MARCH COUNCIL MEETING AGENDA**

-Salary Increase for Mayor and Council

-Appointment of Board Member to Hahira Housing Authority

**SET MARCH CONSENT AGENDA**

-Chief’s Conference-Philadelphia

-Excavator, Tractor-SPLOST VI

-Frogtown Winery Agreement/Sewer Extension-SPLOST VI

-Cottonwood Drainage Engineering-SPLOST VI

-Engineering for Interchange Project-SPLOST VI

**MEETING ADJOURNED AT 8:05 P.M.**

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MAYOR WAYNE BULLARD

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City Clerk Lisa Mashburn