**HAHIRA CITY COUNCIL**

**WORKSESSION**

**SEPTEMBER 2, 2014**

**6:30 P.M.**

**COURTHOUSE**

Mayor and Council met for a Work session September 2, 2014 with Mayor Bruce Cain presiding.

**PRESENT:** Mayor Bruce Cain, Councils: Kenneth Davis and Mayor Pro Tem Benjamin, City Manager Jonathan Sumner, PWD Donnie Warren, Fire Chief Dwight Bennett, Police Chief Terry Davis and City Clerk Lisa Mashburn. Councilmember Clendenin and Councilmember Barfield were not present.

**REVIEW/CORRECTION OF MINUTES:**

1. **AUGUST 4, 2014 WORK SESSION**
2. **AUGUST 7, 2014 COUNCIL MEETING**
3. **AUGUST 8-9, 2014 RETREAT**

The Mayor asked if anyone had any questions or concerns regarding the minutes. Mayor Pro Tem Benjamin said he had no questions or concerns.

**REVIEW OF BILLS/BUDGET OVERAGES:**

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

**DISCUSSIONS:**

1. **PARKING BEHIND CITY HALL (CITY MANAGER)**

City Manager Sumner reported that after last meeting he meet with Chief Davis and Chief Bennett regarding the area designated as no parking behind City Hall. He said they discussed it and that it would be no problem as long as the alleyway was not had no obstruction. It was discussed to restore the 2 spaces. The Mayor asked if anyone had any questions. Mayor Pro Tem Benjamin asked if there was enough space for 2 parking spaces and the walkway. City Manager Sumner replied yes.

1. **SEWER SYSTEM PRIORITEIS-SPLOST VI & SPLOST VII (CITY ENGINEER)**

City Engineer Robert Ramsey with Stephenson and Palmer said he would like to discuss the priority letter in the packets. He stated that we have several items that are needed and that we have options. The first item is the UV upgrade and the sewer collection at the 122 dump station is on the watch list. He stated that the manholes were rehabbed to structures in that area, but that this is high priority. He said this would be a recommended budget amount of about $200,000 to line the pipes. He said that the sewer issues has several options, one option that was discussed was to run it to the nursery, but that the nursery would be in control and that this could be a problem down the line if the nursery changed ownership. The other option would be to run it and discharge at the Little River and this option would be good long term fix and it would increase capacity. The creek is not going anywhere and this is the best long term fix. The other option would be to run it to the County but it is not sure what that would cost. Ramsey said that he would look at the UV and I & I reduction first and then the discharge to the creek. Ramsey said that he would like to Mayor and Council go and look at UV light replacement at the City of Edison. He said that the old system cost a lot to maintain and that the new system would cost around $487,000 and that is for new turnkey UV system. City Manager Sumner said that they discussed at retreat and that we have limited funds and that the Council identified this as priority and would be classified as a Capital project. He said the spots were identified by smoke testing in the past. City Manager Sumner asked what would you do first of the two projects? Ramsey said that the issue with the UV is expensive. If you repair the old system it would be around $6,000 and the new UV would be around half a million dollars. Ramesey said that he would rehab the manholes then the UV close behind. HE said this will give relief but will not rectify the problem. City Manager Sumner said that would could gather the contract documents, identify the areas, put out for bids with the standard 30 day bid process; advertise and go from there and this all includes the engineering. City manager Sumner asked that Mayor and Council take action on this Thursday night, Stephenson and Palmer can prepare documents and set out for bids. Sumner said that there are sufficient funds in SPLOST VI to cover the water and sewer. Mayor Pro Tem Benjamin said that UV is important but the I & I is ongoing. Ramsey said that the best option is to move forward with the I & I problem and catch the UV before it needs repair.

1. **PROPOSED ILLICIT DISCHARGE AND ILLEGAL CONNECTION ORDINANCE-MS4 (CITY ENGINEER)**

City Engineer Robert Ramsey said that he would like to Mayor and Council review the ordinance for the City of Albany to use as a guideline for the MS4. He said that EPD does not write the permit for you and it is due in about 6 months. He said he would like to review the Albany ordinance, write the ordinance and consider adopting. He said you must understand anything in the storm water system that is not storm water. He said you have to find area that discharge in dry season and it is associated with the MS4 permit. City Manager Sumner said that he showed it to the City Attorney and that he said that it would not take much to modify it for the City of Hahira. He said that it will be on the agenda for the October meeting. He stated that he PWD would be the storm water monitor agent and that he is required under the MS4 permit to report it. He said that some notice is given then if it does not stop then take to court. This is all required by EPA and the EPD. The MS4 permit is being sent today and then EPD will take time to review and catalog GPS and then we will have annual reports starting in February of 2015. The Mayor asked if anyone had any questions. None noted.

1. **HISTORIC PRESERVATION COMMISSION (COUNCIL MEETING-HISTORIC PRESERVATION PLANNER)**

City Manager Sumner stated as discussed for last few months the Historic Preservation Commission did exist per a Public Hearing list from 1996. He stated that this form has been scanned and on the google drive. He said that the paperwork was sent to Emily with the City of Valdosta for her review so that she can give us a report at the next meeting. Sumner said the Commission did exist but it did not act. He stated that the map was not adopted in 1996 that it was rejected. He said the commission did exist but that no districts existed and that they did not have authority to properly function. He said that the forms are available electronically at no charge. Emily will be here at the Thursday night meeting and should have more information available then. He said that you can fill out an open records request and we can email it to you or copy via jump drive.

1. **INVESTMENT OF RAINY DAY FUNDS (CITY MANAGER)**

City Manager Sumner said that this is a follow up from Councilmember Barfield and the retreat. He said that he would like to hold over for discussion Thursday night since Councilmember Barfield is not present. He said that the Georgia One Fund is a good tool for the Department of Treasury, it a safe way to invest the CD’s that we have to make the funds work better for the City. The return on the Georgia One fund can be around 5%.

1. **WATER/SEWER RATES (CITY MANAGER)**

City Manager Sumner said that this is a follow up from the retreat. He said that during the financial presentation that it was noted the Water Sewer Fund is operating at a loss of around $200,000. He stated that the rates have not changed in the last 15 years. The tap fees sustained this fund for a long time but this is coming to an end. We have a decrease in tap fees and he stated that an increase of about $12.75 per customer would cover the loss annually. He said we have option to raise the total amount needed at one time or raise over a period of time. He said that he thought we should hold this over for public hearings, he said that we have been talking about it for a number of years and now there are no more tap fees and something needs to be done. The Mayor asked if anyone had any questions.

1. **DOWNTOWN DEVELOPMENT AUTHORITY/ODOM BUILDING (CITY MANAGER)**

City Manager Sumner said that this is an item from the retreat. He said it was discussed what to do with the Odom Building. He said that it was confirmed by Altman and Barrett Architects that the roof is not sound and is not safe for human occupancy. He said that it was discussed that we could sell the building or rehab the building. Sumner said that he spoke to Kelly Lane at the DCA and that there are state and federal funding sources but that a DDA is needed to receive the funding. The steps would be e to access the building, form the DDA and channel the grants and loans through the DDA. He said that there is up to a million dollars for commercial use. Mayor Pro Tem Benjamin asked if Kelly Lane seemed positive about it. Sumner said that she thought it was a very doable project. Councilmember Davis asked what it would cost to fix it, and if it did take a million dollars where would it all come from. Sumner said that you can go on the DCA web site and see the different options. He said that you can do a redevelopment fund, they give millions to small cities each year and that a lot of the money goes unused. He also said that the Georgia Cities Foundation is a non-profit that does loans for 0-3% for up to 20 years.

**DEPARTMENT REPORTS:**

1. **EXISTING UV LIGHT UPGRADE-SPLOST VI (PWD WARREN)**

PWD Warren said that it is leaking again and that he would like to rebuild it. Sumner said that he would get the revised quote and email to Mayor and Council and that this is a SPLOST VI expense.

1. **GEORGIA RURAL WATER ASSOCIATION FALL CONFERENCE (PWD WARREN)**

PWD Warren said that he would like to attend the Georgia Rural Water Association Fall Training. HE said that it is a 3 day training class for water and sewer.

**SET SEPTEMBER WORK SESSION AGENDA (MAYOR CAIN)**

The agenda will remain the same.

**FY 15 BUDGET WORKSHOP II (CITY MANAGER)**

Sumner said that he will save the budget workshop II for Thursday night.

The meeting was adjourned at 7:25 p.m.

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**Mayor Bruce Cain**

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**City Clerk Lisa Mashburn**