**HAHIRA CITY COUNCIL**

**WORKSESSION**

**SEPTEMBER 3, 2013**

**6:30 P.M.**

**COURTHOUSE**

Mayor Wayne Bullard and Council met for a Work session September 3, 2013 with Mayor Wayne Bullard presiding.

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

**REVIEW/CORRECTION OFMINUTES:**

1. JULY 29, 2013 Work Session
2. August 1, 2013 Council Meeting
3. August 22, 2013 Special Called Meeting

The Mayor asked if anyone had any corrections of the minutes. Councilmember Adams stated that she thought they were in order.

**REVIEW OF BILLS/BUDGET OVERAGES:**

The Mayor asked if anyone had any questions regarding the bills. None were noted at this time.

**PUBLIC HEARING**

1. **HA-2013-01: Rezoning Request by Teramore Development (Planning and Zoning Administrator)**

Matt Martin (PZA) stated that he has two requests. He stated that this request is a rezoning issue. He stated that it is a request to demolish the old warehouse at 309 W Main Street and change it from M-1 downtown area and request CPD zoning to hwy Commercial.

**HA-2013-02; Variance Request by Teramore Development (Planning and Zoning Administrator)**

Matt Martin (PZA) stated the variance request is to change the parking spaces from 47 to 39 spaces, which is the number of spaces at the current site. He stated that the current setback on signs is 3 ft from property line and that he recommends a 7 foot setback, which is at overlay district requirements of 50% for the front yard. He stated that the new revised site plan would be 55%. He then stated that local zoning requires that new development building modulation over 100 feet long needs relief modulation. No blank wall over 50 feet can be allowed and that the south wall is blank. Matt recommends approval because it is not a public road on the Marshall Street side. Sumner stated that the owner would retain the back half of property to retain tractor-trailer access to the adjacent tobacco warehouse. . City Manager Sumner then asked GLPC Hahira appointee Ted Raker if he had any questions. He stated no; all questions had been answered. Councilmember Clendenin asked if the development would have the same lights as are on the streets now. It was stated that the existing building would be removed and put up in Florida. Sumner stated that the developers were present if there were any questions. Councilmember Adams asked if Mr. Raker was in agreement with all that had been presented. He stated that he was.

**DISCUSSIONS:**

**BOND REFINANCING (AMERIS BANK)**

City Manager Sumner stated that the Ameris Bank representatives were present to talk with the Council to us about refinancing the Water/Sewer bond and water/sewer improvements. He stated that packets were given to the Council and then he will turn it over to Michael Lee, Market President for Ameris Bank .Mr. Lee stated that Jason Glass, a Hahira resident would like to speak to Mayor and Council regarding saving the City of Hahira money. Mr. Glass stated that he could show how the City could save $475,000-$480,000. He then went a booklet stating that the Ameris Bank was 40 years old and that the headquarters were in South Georgia. He stated that the bank was available to the City, and then turned it over to Doug Strange to walk through the proposal. He stated that he appreciated the opportunity to come before the Mayor and Council to present the proposal and stated that he had looked over the audited statements for the City of Hahira. He stated that the City could save $475,000-$480,000 over the life of the loan. He stated that the City could have the Water/Sewer bond paid off 8 years sooner and could also save about $24,000 per year in payments. He stated that the proposals were in the packets and that the rates would be a 20 years fixed rate. City Manager Sumner stated that per the 2012 Audit, the GEFA fund was about half a million at 3% and that the bonds are at higher rate and vary from 5.7% to 4.5%, which is higher than what was proposed. He stated that Mitzi Lister at USDA stated that many municipalities are refinancing bonds at a lower rate of interest. He then stated that this item is informational in nature and that he appreciates Ameris Bank working with the City. Councilmember Clendenin stated that total debt service is $190,000 per year now. The Mayor stated that the water/sewer rates would probably have to go up sometime in the future if the tap fees do not continue. Sumner stated that this has been an issue for a time and stated that the tap fees carry the proprietary fund. He stated that if the building stops the City will have to raise fees, and that this important to the citizens. He stated that the high end users pay more. Obviously. The Mayor then asked if anyone had any questions. No questions were noted.

**WATER’S EDGE SUBDIVISION (LAURENCE NELSON)**

Laurence Nelson of 508 N Church Street stated that he had a situation over at Water’s Edge Subdivision. He stated that Next Step development was not here to have the streets be accepted, and stated that he wanted to know what the next step regarding the infrastructure would be. He asked if the City should contact Next Step Development, and stated that the Bank of Alma foreclosed on it. Mr. Nelson stated that he had bought 22 of the 30 lots, but stated that a lot of it was left unattended. He then discussed irrigation. Councilmember Clendenin then asked if the subdivision had light poles. Mr. Nelson stated that there were no light poles. Councilmember Clendenin stated that the developer needed to put in street lights of the LED type. Mr. Nelson stated that this was a large cost up front. Councilmember Clendenin stated that the cost was not that much greater. Mr. Nelson stated that the Council should think about the cost to the industry before more cost is added. Mr. Nelson stated that the people in the subdivision need lights and that they needed for it to look good. The Mayor asked for feedback on how to get lights. Mr. Nelson stated that the City needed to contact Next Step to have it transferred. Councilmember Clendenin stated that the developer should handle the street lights.

**REPAIR OF FIRE HYDRANTS (ROSE ADAMS)**

Councilmember Adams stated that the City needed five hydrants replaced. Three of them are barely working on Lawson Street. PW Director Warren is working to replace them. Sumner stated that he has one quote of $12,595.00 which would be a SPLOST VI expense. He stated that PW Warren was working to get other quotes, but that he felt this was a good quote. He stated that the system would have to be shut down after 11:00 p.m. and before5:00 a.m. to replace them. Councilmember Benjamin stated that the hydrants do not have sufficient flow and are a hazard.

**DRAINAGE PIPES FOR DITCHES (ROSE ADAMS)**

Councilmember Adams stated that for the last three months she had been trying to get the pipes in the ditches at the daycare replaced. PW Director Warren stated that the quotes were not to his satisfaction and are at increased price, and that he was still trying to get a more reasonable price.

**TERMITE DAMAGE IN COMMUNITY CENTER (ROSE ADAMS)**

Councilmember Adams stated that it was brought to her attention that the base boards at the Community Center were damaged by termites. She stated that the base boards were being eaten away City Manager Sumner stated that he had contacted the termite company to come out and look at it. They stated that the structure was made of block and that a termite bond would probably be ineffective. He stated that the wood was replaced before. Councilmember Adams stated that she would like to get quotes to replace the baseboards with PVC.

**LANDSCAPING NEW CITY SIGNS (ROSE ADAMS)**

Councilmember Adams stated that we have had the new signs for about five months now and that she thought we needed to landscape around them. She stated this has not been done and she would like to see it done.

**DONATE OLD CITY MAPS STORED AT COMMUNITY CENTER TO HISTORICAL MUSEUM (ROSE ADAMS)**

Councilmember Adams stated that there are a lot of old City maps at the Community Center. . She stated that she was is a member of the Historical Society, and would like to see the City donate all of it to the Historical Society.

**ADVERTISE TO RENT EMPTY BUILDING (ROSE ADAMS)**

Councilmember Adams stated that she would like to have the old ZUMBA building put up for rent as soon as possible and get renters in there. She stated that the space needed to be safe but that it needed to be rented.

**ODOM BUILDING (ROSE ADAMS)**

City Manager Sumner stated that copies of the report were sent out with three options. He stated that the third option on the building was at a cost of $10,800 but that if the building would be used as Police Department it could be paid out of SPLOST VI. He stated that the $10,800 was the cost to design a solution. He then stated that this price does not include Phase II. Sumner stated that the heart of the matter was the roof; he stated that the roof was not layered as originally designed, and that here was no inspection on record.

**RFP FOR GARBAGE SERVICE (COUNCILMEMBER CLENDENIN)**

Councilmember Clendenin stated that he would like to have notification to put garbage service out for bids for the 2014 year.

**MAYOR PRO TEM VACANCY (ROSE ADAMS)**

Councilmember Adams stated that there was a vacancy for the Mayor Pro Tem due to Bruce Cain resigning, and asked if the City needed a Mayor Pro Tem. The Mayor stated that there were only two more meetings this year.

**ALCOHOL ORDINANCE-WINERY TASTING ROOM & SUNDAY SALES (CITY MANAGER)**

City Manager Sumner stated that he had spoken to Mr. Kritzer the builder of Frogtown Winery, and had additional insight on this agenda item. He stated for the purpose to operating a tasting room, that the Farm winery Act had different provisions. He stated that the Winery was to sample products with tasting on Sunday and sell the packages for customers. He stated that all of this required modification of the alcohol ordinance, but that these changes would not require modification of the Sunday Alcohol Sales by referendum. He then asked if they had any questions. . He stated that there would be further study on this issue.

**FENCES FOR ORGANIZATION SEALS AT CITY LIMITS (MAYOR BULLARD)**

Mayor Bullard stated he had a number of organizations that would like for the City to put up fences to advertise their organizations. Councilmember Adams stated that the City could research and see if there were other options. She asked staff to talk to KRS and see if they had any other concepts.

**MAIN STREET MAGNOLIA’S (MAYOR BULLARD)**

Mayor Bullard stated that many merchants were opposed to the Magnolias on Main Street. He stated that they have complained that the businesses can’t be seen, and that he would like to have someone professional to trim the trees. He then stated that the City should contact Stacey Griffin, arborist to see what should be done.

**DEPARTMENT REQUESTS:**

**GAZEBO REPAIR AT SMITH PARK (PWD WARREN)**

PWD Warren stated that he had quotes in the packets from $1,500.00 to 2,050.00. He recommended going with the low bidder. Sumner stated that it would have to come out of General Fund because it was not SPLOST VI eligible.

**EAST LAWSON STREET STRIPING (PWD WARREN)**

PWD Warren stated that he had a quote from Peek Pavement. Sumner stated that this item would be SPLOST VI eligible.

**ALCOHOL ORDINANCE-BEER AND WINE AT EVENTS DOWNTOWN (DDC DERSHIMER)**

Stacey Dershimer Downtown Development Coordinator stated that she had spoken with the business owners about the City of Valdosta’s wine tastings with special cups at their downtown events. She stated that it would have to be a modification to the ordinance similar to City of Valdosta’s which promotes the downtown businesses. She stated that it has seemed to work, and would like to see if it is the direction of the Council to adopt something similar. She stated that it would be for Third Thursdays and adult events, but not Friday movies or kids events. She stated that it would be positive for the downtown, and that she has the language that was used in the Valdosta Ordinance.

**SET SEPTEMBER COUNCIL MEETING AGENDA:**

**-**Bond Refinancing

-Water’s Edge Subdivision

-Repair of Fire Hydrants

-Drainage Pipes for Ditches

Termite Damage in Community Center

-Landscaping New City signs

-Donate old city maps stored at Community Center to Historical Museum

-Advertise to rent empty building (ZUMBA)

-Odom Building

-RFP for Garbage Service

-Mayor Pro Tem Vacancy

-Alcohol Ordinance-Winery Tasting Room & Sunday Sales

**-**Fences for Organization Seals at City Limits

-Main Street Magnolias

**SET SEPTEMBER CONSENT AGENDA**

-Gazebo Repair at Smith Park

-East Lawson Street Striping

-Alcohol Ordinance-Beer and Wine at Events Downtown

**FY14 BUDGET WORKSHOP II (CITY MANAGER)**

City Manager Sumner stated that he would like to point out a change in the budget from Workshop I; page 5, the Proprietary Fund , Expenditures of $180,000 in debt service was restored, and $33,000 added back to tap fees in revenue. He also stated that a line item would be created for the $2,500 per year for grass cutting to maintain city right of way for the state. He then asked if anyone had any questions.

The Mayor asked if there were any questions.

**MEETING ADJOURNED AT 8:30 P.M.**

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**Mayor Wayne Bullard**

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**City Clerk Lisa Mashburn**