

**CITY OF HAHIRA**

**MAY 4, 2021**

**WORK SESSION**

**6:00 P.M.**

**HAHIRA COURTHOUSE**

The Mayor and Council met for a Work Session at the Hahira Courthouse with Mayor Bruce Cain presiding.

**PRESENT:** Mayor Bruce Cain, Councils: Kenneth Davis, Terry Benjamin and Tony Rosatti. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, PWD Brandon Rice, MSD Jennifer Price, Fire Chief Dwight Bennett and Police Chief Terry Davis. Mayor Pro Tem Mason Barfield was not present.

**REVIEW/CORRECTION OF MEETING MINUTES:**

**A. MARCH 30, 2021 WORK SESSION**

**B. APRIL 1, 2021 COUNCIL MEETING**

The Mayor asked if anyone had any questions or corrections regarding the minutes. None noted.

**PUBLIC HEARING:**

**A. HA-2021-03 REQUEST BY CRN DEVELOPMENT LLC TO REZONE**

**7.49 ACRES AT 1350 GEORGIA HIGHWAY 122 WEST FROM C-H TO R-P (PLANNING AND ZONING ADMINISTRATOR)**

Tracy Tolley Planning and Zoning administrator stated this is request by CRN Development LLC to rezone 7.49 acres from C-H to R-P. The property is located at 1350 Ga Hwy 122 west which is NW quadrant of the Exit 29 Interchange. The property is South of where Franks Creek crosses I-75. The applicant wants to purchase

property and build 3-story 58 unit multi-family residential facility for senior citizens. This is a proposed tax credit housing program through Georgia DCA. The Planning Commission recommended approval (10-0) and staff recommends approval. Does anyone have any questions? None noted.

**B. HA-2021-04 REQUEST BY PEIDMONT HOUSING GROUP, LLC TO REZONE 7.85 ACRES AT 501 WEST STANFILL STREET FROM R-10 TO R-6M (PLANNING AND ZONING ADMINISTRATOR)**

Tracey Tolley Planning and Zoning administrator stated this is request from Piedmont Housing Group to rezone 7.85 acres from Single family (R-10) to Residential (R-6). The property is located at 501 W Stanfill Street which is along the south side of the road immediately across from the Lauralwood Estates mobile home park. The applicant would like to purchase and build 64 unit multi-family residential apartments which would be 2 and 3 story buildings. This is a proposed tax credit housing program through Georgia DCA. The Planning Commission vote to approve (10-1) and staff recommends approval. The Mayor asked if any questions. The Mayor stated when Mr. Coleman asked for rezoning previously it was approved with buffer on Union Road side. Sumner stated yes it was for the section towards the west and Council could request buffer as condition. Councilman Davis stated that he is concerned about the City sewer capacity. Sumner stated that Tom Sloope is here tonight to discuss this matter. Councilman Benjamin stated that he had residents speak out against it due to the road issue. Citizens feel strong about not having apartments here and the condition of the road. The Mayor asked if anyone had any more questions. None noted.

## **REVIEW OF BILLS/BUDGET OVERAGES:**

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

## **DISCUSSIONS:**

### **A. WATER QUALITY (PWD RICE)**

PWD Rice stated that he had more information regarding the HA5 violations in the 3<sup>rd</sup> and 4<sup>th</sup> quarter of last year. The reading should be 60 mcl and it was under at 55.46 mcl. We had some good samples but we need more to get out of violation. We shut a Well #1 and #3 are now off and we are running off of Well #2. We have just turned Well #3 back on. We have been flushing and we will see how the samples are from this point. City Manager Sumner stated at the retreat Julie Guimond with Sensible Water did an analysis and recommended aggressive flushing and stated a charcoal system is not necessary. These number should maintain the same once we add Well #3 back in.

It will take a few samples to bring it back down and a lot depends on the sample locations. EPD does determine those testing sites and they were decided a long time ago, it is hard to change. Julie Guimond tested a lot of areas, some of the areas had old water sitting in the line. PWD Rice said we can test on our own and compare. The cost of the test is about \$300.00. Councilman Benjamin stated I think we need to educate the public, we do not want them to be alarmed. We have good drinking water, the testing is off by minuet particles. We are not the only City dealing with this. Maybe we could put it on the water bills or send out some type of information to the residents. The Mayor asked if anyone had any questions. None noted.

## **B. SEWER CAPACITY (TOM SLOOPE, CARTER AND SLOOPE)**

Mr. Sloope with Carter and Sloope thanked everyone and said the water quality is good. I am glad you did not do carbon filters, the MCL is minuet, and you are so close to being under the limit. The expense would have been useless. I looked at the information for 12 months, April 2020 to March 2021. In the summer you are well below capacity but in the winter months you are getting closer to the max capacity. My recommendation is to take development on a case by case basis and we sure you take care of current promised growth. You can do things in the next several years to help with capacity and avoid additional violations. I spoke with Dillion at EPD and told him you were being proactive and looking for additional solutions. You are not The Mayor stated Mr. Sloope with Carter and Sloope is here to discuss the sewer capacity. Mr. Sloope thanked everyone and stated the water quality was good, I am glad you did not do the carbon filters. The MCL was so minuet, so close to being under the limit the expense would have been useless. I looked at the 12 month average from April 2020 to March 2021 and in summer you are well below capacity but in winter you are getting closer to the max discharge. I recommend with growth that you take this on a case by case base, you have to look at your promised dwellings. You can do something in the next few years regarding alone, every sewer system in Georgia will have flow violations, and it is not that bad. You can continue to find points of inflow and infiltration and fix it, this will help. Sumner stated we have two alternatives by EPD, discharge point further down. Send to land application system and spray field, this is being looked at and in process. Or you can do mechanical plant upgrade, this would require cost review and will tell us what we can do. Councilman

Benjamin stated I & I is ongoing, we will continue to fight this. Mr. Sloope said you can find the easy I & I repairs first and then look at the 70 year old pipe you have now, replace or repair. PWD Rice has all the manholes being checked now.

**DEPARTMENT REQUESTS:**

**A. MAIN STREET BENCHES-\$6,000-GLOBAL INDUSTRIAL-BENCH SPONSORSHIP AND SPLOST VIII (MSD PRICE)**

PWD Price stated the goal for 2021 is to enhance the downtown with adopt a bench program. We have 12 of 15 benches adopted at this time. You have the quote for the benches and shipping in your packets. It is \$500 to adopt a bench.

**B. MAIN STREET BANNERS-\$2,400-SWAT GRAPHICS-SPLOST VIII (MSD PRICE)**

PWD Price stated we would like to put banners on every other pole in the downtown area. The quote is in your packet.

**C. MAIN STREET POLES-PAINTING-\$4,100-GIBBS PROPERTY RESTORATION-SPLOST VIII (MSD PRICE)**

PWD Price stated the Main Street poles need to be painted. We have 41 poles and we will paint them black. The cost is \$4,100.

**D. MAIN STREET RUBBER MATS-\$3,000-CONSERVASTORE-SPLOST VIII (MSD PRICE)**

PWD Price stated we need to purchase mulch mats to go around the trees in the downtown. This will cover the dirt around the trees and make it uniform. It will also hold the dirt and keep people from throwing trash around the trees.

**E. MAIN STREET BOARD APPOINTMENT-ELISE PIERCE (MSD PRICE)**

PWD Price stated we had a Board member resign and this is replacement for that position. The Main Street Board voted to appoint Elise Pierce owner of the Looking Glass to this position.

**F. 2 POLICE VEHICLES-\$110,000-WELCH FORD-SPLOST VIII (CHIEF DAVIS)**

Chief Davis stated every year we need two new vehicles. We have decided on two new ford explorer at the cost of \$110,000.

**G. GMA 2021 ANNUAL CONVENTION (CITY MANAGER)**

City Manager stated Annual Convention for 2021 will be held in Savannah from August 6-August 10. The classes and schedule are in your packets. If you would like to attend we will need the dates and what classes you would like to take for registration.

**SET MAY COUNCIL MEETING AGENDA:**

REMOVED.

**SET MAY CONSENT AGENDA:**

- Main Street Benches-\$6,000
- Main Street Banners-\$2,400
- Main Street Poles Painting-\$4,100
- Main Street Rubber Mats-\$3,000
- Main Street Board Appointment-Elise Pierce
- 2 Police Vehicles-\$110,000
- GMA 2021 Annual Convention

**THE MEETING WAS ADJOURNED AT 6:45 P.M.**

**ADJOURN.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**

















