

HAHIRA CITY COUNCIL
COUNCIL MEETING
JULY 6, 2006

PRESENT: Mayor Pro-Tem, Temple Ogundu; Councils Rose Adams, Wayne Bullard and Terry Benjamin; Fire Chief, Dwight Bennett; Police Chief, Terry Davis; PWD, Donnie Warren; City Attorney, Rob Plumb; Recorder, Marilyn Brady

Mayor Pro Tem Ogundu called the meeting to order. A quorum was established.

Mayor Pro-Tem, Ogundu, led the assembly in the Pledge of Allegiance, followed with the invocation given by Mr. Wilmon Stanley.

Mayor Pro-Tem, Ogundu, welcomed visitors to the meeting. He also introduced Ms. Jean Music, the new Finance Officer for the City of Hahira.

Adoption of Agenda

Mayor Pro-Tem, Ogundu, asked Council if they had any amendments to the agenda. There were none.

Review, Correction and Acceptance of Council Minutes

- A) May 30th Work Session
- B) June 1st Council Meeting

Mayor Pro Tem, Ogundu, asked Council if there were any corrections? There were none.

Council Benjamin made a motion to approve the May 30th Work Session and June 1st Council Meeting, seconded by Council Bullard. Vote was unanimous.

Review and Discussion of Bills

Mayor Pro Tem, Ogundu, asked Council if there were any questions on the bills? There were none. **Council Adams made a motion to approve the bills, seconded by Council Benjamin. Vote was unanimous.**

Citizens to be Heard

Mr. D. K. Hollis, 101 N. Hagan Bridge Road, asked Council to consider putting "Citizens to be Heard" further on down on the Agenda. He expressed his regrets to Tom Weldon, who will be leaving tomorrow. He thanked him for a job well done.

Mr. Norman Bennett spoke to Council and the citizens about his candidacy for State Senate District 8. He is a republican candidate. He said that he wanted to work with all elected officials and cities, counties in District 8. If elected, he would work hard to represent South Georgia.

Comprehensive Plan Input – Ann Marie Wolff (SGRDC)

Ms. Ann Marie Wolff, Planner for the South Georgia Regional Development Center, gave an update on the Comprehensive Plan. This document is due October 30th and is a state mandated document. The document has to be updated. She stated that she would be at the Council Meeting on August 3rd with the Transmittal Resolution for Council to approve. August 4th through October 4th will be the 60-day review period. During that time they will be meeting with council to educate them about the information in the Comprehensive Plan. She will be back, to hopefully, have council adopt the Comprehensive Plan. The next document is on Goals and Policies, followed with Issues and Opportunities. The report of Accomplishments is State mandated. On the Short Term Work Program, we need to identify projects that the City of Hahira is pursuing

over the next five years. The Future Land Use Map has been replaced with the Future Development Map.

Recognition/Awards

A. Chief Terry Davis for GOHS Incentive Bucks award

Mayor Pro-Tem, Ogundu, asked City Manager, Tom Weldon, to speak on this. Mr. Weldon stated that the Hahira Police Department was recognized by the Governor's Office of Highway Safety for contributions Hahira Police Department has made to the overall State Safety and Law Enforcement effort. They were awarded \$5,000.00, which Chief Davis stated that a new Intoximeter has been ordered for the Police Department.

New Business

(A) For Discussion and Decision

(1) Bill of Sale transferring "stage" to Honeybee Committee

City Manager, Tom Weldon, stated that the stage that is located behind the caboose was given to the City of Hahira about a year ago by a citizen. The stage was in disrepair and posed a danger to children who wanted to play on it. The Honeybee Festival Committee wanted to use it. The city is proposing, with the Bill of Sale, the ownership of the stage to the Honeybee Committee and relieving the city of any liability. City Manager recommended Council approve the Bill of Sale and transfer the property to the Honeybee Committee. **Council Bullard made a motion to sell stage to the Honeybee Festival Committee, seconded by Council Adams. Vote was unanimous.**

(2) MOU with South Georgia Medical Center

City Manager, Tom Weldon, stated that since the Fire Department relocated on Owens Street, the EMS are the sole occupants of the building on Church Street. SGMC wanted a Memorandum of Understanding (MOU) between the city and SGMC on the responsibilities of the two parties involved. The city owns the property and SGMC is using the property. The City Manager, with City Attorney, Rob Plumb's help, have written up a MOU and submitted it to SGMC for their review and approval or amendment. They did amend it. Council has two copies, one from the city and one from SGMC. The only changes SGMC made was who would pay the utilities. He said the question before Council is, do they want to approve the MOU as amended by SGMC, or revisit with them?

Mayor Pro-Tem, Ogundu, stated that last year Council budgeted \$1,800.00 for utilities.

Council Benjamin made a motion to approve the MOU, seconded by Council Adams. Discussion followed. Motion was amended to approve the MOU, based on SGMC MOU, Vote was unanimous.

(3) Advertisement in VDT tribute to VSU

Mayor Pro-Tem, Ogundu, called on City Manager, Tom Weldon, to report on this. Mr. Weldon stated that the VDT (Valdosta Daily Times) is asking for advertisers in their 100 year anniversary tribute to VSU. A full page ad would cost \$1,080.00. Mayor Pro-Tem, Ogundu, called for a motion to approve or disapprove this. There was no answer. City Manager recommended not approving the advertising. Mayor Pro-Tem, Ogundu, asked for a motion against. There was no answer. No motion, item dies.

(4) Advertisement in Honeybee Program

City Manager, Tom Weldon, stated the advertisement in the Honeybee magazine would cost \$100.00 for a full page ad. He recommended approval. **Council Adams made a motion to approve advertising in the Honeybee Festival book, seconded by Council Bullard. Vote was unanimous.**

(5) HFD request to pay volunteers during times of critical need

City Manager, Tom Weldon, stated that Fire Chief, Dwight Bennett, is asking for permission to pay some of the volunteers when they are called in for critical need. The money is budgeted. City Manager recommended approving this. **Council Benjamin made a motion to allow Chief Bennett to pay volunteers during times of critical need. Discussion followed. Vote was unanimous.**

(6) Accept appraised values of Chancy subdivisions (Laurelwood & Hagan Bridge) infrastructures, Smith Hospital property and Mulberry Place infrastructure

City Manager, Tom Weldon, stated that this is a bookkeeping exercise to get the infrastructure on properties the city accepted in the 2005 audit to make sure they are in compliance with the law. Council has copies of the appraisals. **Council Benjamin made a motion to accept the appraised values of the infrastructures, as recommended by City Manager, seconded by Council Bullard. Discussion followed. Councils Benjamin and Bullard voted yes. Council Adams voted no. Motion passed.**

(7) Letter of Intent re Doubletree Communities, et al

City Manager, Tom Weldon, stated that the city has been talking with the County and development of the Tillman subdivision, locating on Hwy 122 across from Webb Road. The discussion has to do with an effort on behalf of the City of Hahira to secure additional wastewater treatment capacity. The solution would be to connect at Tillman Crossing, up Union Road to the city's infrastructure. The Letter of Intent is an indication that the City of Hahira wishes to participate to some degree, to be determined, in the project. The project is a sewer line that will allow Hahira to pump its excess waste water capacity into Lowndes County's treatment facility.

Mayor Pro-Tem, Ogundu, asked the City Engineer, Ronnie Dudley, for his concerns on this. Mr. Dudley said the only thing he would add to what the City Manager said is about the costs and go back further with history and what all they have looked at. This problem has been going on for several years with the sewer capacity. They asked EPD to let them put treated wastewater into Franks Creek. First, they asked if they would allow us to put water, year round, into the tributary that we are already putting water into and, if not, if they would let us put it in Franks Creek. They would not let the city do that, but they would allow the city to pump it into Little River. The wasteload allocation was so strict that the water would have to be cleaned up to almost drinking water quality. To pump it four miles would cost several million dollars to build a treatment plant that would be adequate. Then they looked at expanding sprayfields. They looked at land and soils maps and there are no good soils in the area. The cost of land would have been cost-prohibitive. If the city does as the City Manager explained, that seems to be the best solution right now, to cooperate with the County and pump that water to the County. One other thing that they have done is estimated the cost of building the pump station and force main for the city to do it themselves. Cost would be right at a million dollars. If the city enters into the agreement with Mr. Tillman, the County is willing to own and maintain the pump station and the developers are going to pay a portion of the costs. It would only cost the city around \$345,000.00 if they cooperate.

City Manager, Tom Weldon, stated that one other aspect of the agreement the City of Hahira would negotiate with the County, has to do with the provision of drinking water for the subdivision. The subdivision proposed would be about 300 homes. The County would look to the City of Hahira for drinking water and that is a potential issue that would have to be resolved. The issue would be on the extraction volume that the city is allowed to take. The two pumps in the city can pump a million gallons per day. The permit allows 400,000 gallons per day. The city would have to get an increase in the extraction rate from EPD. It should be 600,000 gallons or higher.

Council Adams asked to clarify the 300 homes for Doubletree. This would also include Steeplechase subdivision with a total of 500 homes. Also on the spreadsheet there are three other developers. That would be four more subdivisions to sell or provide water for outside the city. At this time the city does not have the capacity. There are developers in the city that the city has obligations to furnish water to. This is going to take a lot of negotiations. Her first concern is the citizens of Hahira and the obligation that we have enough drinking water.

City Engineer, Ronnie Dudley, said that he talked to someone at EPD today about this and they said that the city could include the service area. A decision Council would need to make is how much area would be included outside the city. He recommended the city go ahead and start the process of applying for an increase in the groundwater withdrawal permit as soon as possible.

Mayor Pro-Tem, Ogundu, called on Mr. Tillman and Mr. Watley. Mr. Tillman said they appreciated the city's consideration of the project. He said that what he wanted to ask for has a contingency that if EPD does not approve of additional water, then the city can't provide something they don't have. At the same time, they are willing to drill their own well. If the EPD doesn't approve it, they will not hold the city accountable.

Mayor Pro-Tem, Ogundu, asked City Attorney, Rob Plumb, for his comments. Mr. Plumb stated that, as he understood it, at this stage, if the city decides to go this route, he would be asked to draft a Letter of Intent to the developers and lawyers. It is not a binding final agreement. The final authority would be the Council.

After discussion, Mayor Pro-Tem, Ogundu, called for a motion. **Council Bullard made a motion to enter into negotiations with the County and Doubletree, seconded by Council Benjamin. Vote was unanimous.**

City Attorney, Rob Plumb, requested a Work Session to organize. This was set for Monday, July 10th at 6:00 P.M.

Reports

A. Council

Council Bullard thanked Police Chief, Terry Davis, for his award and service to the city.

Council Adams stated that she was sad about Mayor Stalvey 's resignation and she will miss his leadership and happy smile at City Hall. She said that we have a thriving community, just look around the city. She said that the city would continue to operate. We have a dedicated group of Department Heads. She stated that next November we would have a new Mayor. She also stated that she will miss the presence of Tom Weldon and wished him the best.

Council Benjamin stated that he will miss Mayor Stalvey and City Manager, Tom Weldon.

B. City Manager

City Manager, Tom Weldon, thanked the city employees and department heads for a good job. He said that he appreciated the support, patience and understanding of the citizens. It was his sincerest hopes that the citizens of Hahira will have the kind of city government that they deserve.

C. Mayor

Mayor Pro-Tem, Ogundu, thanked the citizens for attending the meeting. He said that we now have the solution to fix problems and we will need to fix what we need to fix.

Council Benjamin made a motion to adjourn, seconded by Council Adams. Vote was unanimous.

Meeting ended at 8:45 P.M.

Temple Ogundu
Mayor Pro Tem

Marilyn Brady
Recorder