

CITY OF HAHIRA
WORK SESSION
NOVEMBER 5, 2019
6:00 P.M.
COURTHOUSE

The Mayor and Council met for a Work Session on November 5, 2019 with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Mason Barfield, Terry Benjamin and Mason Barfield. Mayor Pro Tem Kenneth Davis, City Manager Johnathan Sumner, City Clerk Lisa Mashburn, Fire Chief Dwight Bennett, Police Chief Terry Davis, PWD Donnie Warren and City Attorney Rob Plumb.

REVIEW/CORRECTIONS OF MEETING MINUTES:

- A. OCTOBER 1, 2019 WORK SESSION**
- B. OCTOBER 3, 2019 COUNCIL MEETING**

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

PUBLIC HEARING:

- A. GREATER LOWNDES PLANNING COMMISSION JOINT ORDINANCE-FIRST READING (PLANNING AND ZONING ADMINISTRATOR)**

Matt Martin stated that this is the first reading of the Greater GLPCJO which consist of 11 members, 4 City of Valdosta, 4 Lowndes County and one from each small City to make it 12 members because Remerton would like to join. This is identical to the 1996 Ordinance, there is no Public Hearing required, and this is a joint ordinance.

- B. HA-2019-03 SPECIAL EXCEPTION REQUEST BY STOKER DEVELOPMENT: PROPOSED PETERS STREET DUPLEXES (PLANNING AND ZONING ADMINISTRATOR)**

Matt Martin stated this is regarding two duplexes at 417 Peters Street that is zoned R-10. There is no zoning change but special exception for R-10 to allow for duplexes. There is plenty of room, they are more than the one half acre and 1200 square foot. This may start a development trend, the duplex do fit and there will be a fence in back yard but there is no buffer required.

- C. HA-2019-04 REZONING REQUEST BY BEN HOUSE: PROPOSED BROOKRIDGE SUBDIVISION (PLANNING AND ZONING ADMINISTRATOR)**

Mr. Martin stated that this is request from Mr. Ben House regarding zoning for the 60 acres for Brookridge Subdivision. The request per Mr. Martin is to change zoning from R-21 (1/2 acre) to R-10 (1/4 acre). Mr. House has 60 acres on the Northwest side of the sewer treatment and spray field.

D. HA-2019-05 PLANNED DEVELOPMENT REQUEST BY BEN HOUSE: PROPOSED BROOKRIDGE SUBDIVISION (PLANNING AND ZONING ADMINISTRATOR)

This request is for a planned development with R-10 (10,000 square foot lot) and is the revised version. We need to have the zoning in place and then go to the terms and conditions. Page 5 of your packet has the zoning information. The set back in the front would be 35 foot from the center line of the road and the side yard setback 10. The proposed change would be 6 foot side yard with 20 foot front and rear set back. You can compare it to the Audubon Heights development. It would have standard cul-de-sacs with landscaped front entrance.

E. HA-2019-06 ANNEXATION REQUEST BY BEN HOUSE: PROPOSED BROOKRIDGE SUBDIVISION (PLANNING AND ZONING ADMINISTRATOR)

Matt Martin stated that the Planning Commission voted to approve the R-10 zoning unanimously. The Planned Development and Annexation was denied. The applicants have proposed to rezone and have a planned development. Councilman Barfield asked what type of house, square foot and price you plan to build and what would the exterior be like. This has not been made part of the public record yet exactly what they plan to build. Staff comments they are very conventional in design, they look like R-6 on the plan. There will be 60 acres with not a lot of flexibility. Councilman Warren said that he is not anti-development but we do not need any more R-6. Councilman Barfield stated the craftsmanship is important quality. We need to see the design concept. Martin then stated that it would be done in phases, first the entrance and phase one and stated that Mr. House said the road paving is on the SPLOST list. He then stated that you can go to 4001 Grammercy Circle off of Old Pine Road and Bemiss and see what type of houses we are talking about. Councilman Warren thanked Mr. House and Mr. Phleps for addressing all his concerns. My only concern now is the side and front setbacks.

REVIEW OF BILLS/BUDGET OVERAGES:

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

DISCUSSIONS:

A. RFP FOR SANITATION SERVICES CONTRACT: RY20-24 (CITY MANAGER)

- South Georgia Roll Off, LLC
- Deep South Sanitation, LLC
- Advance Disposal Services

City Manager Sumner stated that the sanitation contract for the City expires on December 31, 2019. This is the 2nd consecutive 5 year contract for the present company. At the providers request an RFP was posted for the FY20-24 for a provider. We have three responses listed above and we have a variety of hard copies of information that was sent out to Mayor and Council. The providers are all here tonight if you have questions. I have provided a grid to show what is being offered by each company.

South Georgia Roll Off LLC, Kyle Griffin stated that nothing would change. The price will stay the same for the next 5 years at \$9.50 for residential customers.

Deep South Sanitation, LLC, Cary Scarborough stated that he began the business 8 years ago and he has about 5,000 residential customers. I have a clean truck, cans go back where they should be and we fix and replace cans as soon as we can. Councilman Benjamin asked if he had any other Municipalities and he stated the small City of Cecil. I have about a third of Stone Creek, Grove Point and all the rest are rural areas. I have a Commercial front loader and do a lot of Farms and the Paper mill. I have 8 trucks and 14 employees.

Advanced Disposal representative stated that he knows this is a hard decision you have three good companies. We can offer 1 time a week pick up curbside and give 48 free pulls with the yard waste service. He then reviewed all the information about the company, the Municipalities they serve and the services they provide. Councilman Barfield ask the difference in all the add on cost? What is the back end cost to the City and the Citizens? City Manager Sumner stated that he did a bid comparison sheet for Mayor and Council to review. We have three very good bids. We have figured all this with no rate increase for 5 years to the customer. We want it all to stay the same and continue to be in the black. City Manager Sumner stated that we will ask all the bidders back on Thursday night for more questions and decide which would be the best for the City. At this point we will enter into contract negotiations and then bring the Contract back to Council at the December meeting. Staff would like to request a vote Thursday night to pursue the contract with the Company.

SET NOVEMBER COUNCIL MEETING AGENDA:

-RFP for Sanitation services Contract: RY20-24

The meeting was adjourned at 8:00 p.m.

ADJOURN.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN