

CITY OF HAHIRA

MAY 31, 2022

WORK SESSION

6:00 P.M.

COURTHOUSE

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

PRESENT: Mayor Bruce Cain, Councils: Tony Rosatti, Mason Barfield, Louise White and Mayor Pro Tem Kenneth Davis. City Manager Jonathan Sumner, PWD Willie Jones, Police Chief Terry Davis, Fire Chief Dwight Bennett, Assistant Fire Chief David Thompson and MSD Jennifer Price. City Clerk Lisa Mashburn was not present.

REVIEW/CORRECTION OF MEETING MINUTES:

A. MAY 3, 2022 WORK SESSION

B. MAY 5, 2022 COUNCIL MEETING

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

PUBLIC HEARING:

**A. HA-2022-06 REZONING REQUEST BY SWEET BAY PROPERTIES,
NORTH UNION ROAD SUBDIVISION (PLANNING AND ZONING
ADMINISTRATOR)**

This item was postponed from last month meeting to clarify some information regarding the sewer during construction of the Sewer Plant. Mr. Whatley has stated the County is ready to agree to take the wastewater in exchange for the City granting a back-up fresh water source for Creekside West and Franks Creek landing. We have not seen

anything in writing. This case is to decide zoning change from R-15 to R-10 which is a difference of about 30 homes. This development was already granted with annexation and rezoning action taken by the City back in 2008.

**B. HA-2022-07 TEXT AMENDMENTS TO HAHIRA ZONING
ORDINANCE (PLANNING AND ZONING ADMINISTRATOR)**

This was discussed at the Retreat in February 2022 as first wave of changes needed to the zoning ordinances. Mr. Martin stated the first is page 2, section 4.4.3, eligibility requirements to change the thresholds, minimum ½ acre with 40 acre max, this would allow for phases for bigger tracts of land. If you look at set backs on page 5, remove references to center line and use property lines. Mr. Martin stated the changes were requested at the retreat and something will be drafted regarding 6,000 square foot lots (R-6), the above item is step 1.

CITIZENS TO BE HEARD: (COUNCIL MEETING)

REVIEW OF BILLS/BUDGET OVERAGES:

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

DISCUSSIONS:

A. FY 21 AUDIT (CITY MANAGER)

Nick Valenti and Denise Rackley of Valenti and Rackley stated the FY21 Audit shows no findings. They reviewed the Audit pointing out pages 3 and 4 and then highlights on page 50-51/pages. City Manager Sumner stated it does show a loss of \$80,000 in the General Fund and this is after a \$230,000 transfer in revenue loss funds from our COVID allocation at the end of last year. This is only the 2nd loss the General fund has shown in the last 16 years. In contrast the Proprietary fund, before depreciation showed a

positive cash inflow of \$290,000. We will discuss suggestions to help General fund cash flow in the next few months.

B. PLACEMENT OF HONEYBEE MONUMENT (CITY MANAGER)

The Mayor requested this be put on agenda for discussion by Council. Where do we place the honeybee monument?

Councilman Barfield said he has been hearing pros and cons, people like and appreciate the bee and would like to see if possibly moved to the Lowndes entrance. The Mayor asked sit on center of sidewalk or grass? Councilman Barfield said off the sidewalk. The decision was made to get a cost estimate for construction of bee planter at Lowndes Street entrance.

DEPARTMENT REQUESTS:

A. GEORGIA DOWNTOWN ASSOCIATION ANNUAL CONFERENCE (MSD PRICE)

MSD Price would like to attend training in August from the 22nd to the 25th. The cost is in your packet.

B. REYNOLDA EASTERN ENTRANCE-WEST COLEMAN DRIVE (CITY MANAGER)

Reynolda Eastern entrance on West Coleman Drive is currently on the County's paving list and they have requested that we allow the developers of Reynolda to forgo connecting the eastern part of their subdivision to Coleman so that they can do it when paving occurs. This is estimated to take place in the next 24-36 months. GDOT has been brought in to help finish and provide funding. City Manager Sumner stated the Mayor and I have talked to countless engineers and they suggest that we bring it before the Council for opinion.

C. CONTRACT FOR DESIGN-WASTEWATER TREATMENT PLANT AND WOODBRIDGE STORMWATER-ARPA FUNDING/SPLOST VIII-CARTER AND SLOOPE (CITY MANAGER)

City Manager stated that the contract for design must be approved by Council and signed by Mayor, once this is done the plans can begin. The design should take about 18 months.

D. MILLAGE RATE ADVERTISEMENT (CITY MANAGER)

City Manager Sumner stated this is informational only and will not require vote for June Council meeting. The millage rate advertisement will be made in July and by state law, the millage cannot be raised if a comparable raise is not advertised two weeks before the vote is taken. This does not mean that you will be obligated to raise the millage when the time comes, it just gives you the option to do so if you so choose. You can't decide to raise the Millage after the advertisements have run, if a comparable increase has not been advertised for two weeks beforehand. If you decide to raise the Millage rate you must advertise and provide opportunity for public hearings. The City of Hahira Millage rate has not been raised since 1995.

EXECUTIVE SESSION:

A motion was made by Councilman Barfield to enter into Executive Session to discuss Personnel which was seconded by Mayor Pro Tem Davis. Councilman Barfield, Councilman Rosatti, Council person White and Mayor Pro Tem Davis all voted in favor of the motion.

A motion was made by Councilman Barfield to come out of Executive Session and allow the Mayor to sign Affidavit which was seconded by Councilman Rosatti. Councilman Rosatti, Councilman Barfield, Council

person White and Mayor Pro Tem Davis all voted in favor of the motion.

THE MEETING WAS ADJOURNED AT 7:15 P.M.

ADJOURN.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN