

**HAHIRA CITY COUNCIL  
WORK SESSION  
FEBRUARY 26, 2007**

Mayor Wayne Bullard and City Council met for a work session on Monday February 26, 2007, at 6:30 P.M. at the courthouse with Mayor Wayne Bullard residing.

PRESENT: Mayor Wayne Bullard, Councils Rose Adams, Terry Benjamin, Temple Ogundu; City Manager Jonathan Sumner; Police Chief Terry Davis; Fire Chief Dwight Bennett; Public Works Director Donnie Warren; City Clerk Diane Bellflower.

**REVIEW/CORRECTIONS OF MINUTES:**

- A. January 29, 2007 Work Session
- B. February 1, 2007 Council Meeting

Mayor Wayne Bullard asked Council to review the minutes before Thursday's meeting.

**REVIEW OF BILLS/BUDGET OVERAGES:**

Mayor Wayne Bullard asked Council to review the bills before Thursday's Meeting.

**APPOINTMENT of CITY CLERK:**

To be voted on at Thursday's meeting.

**PUBLIC HEARINGS:**

- A. HA-2007-01 Rezone and Special Exception to establish a Beauty Salon for R-10 (Single Family Residential-Minimum 10,000 square foot lots)  
(Ann Marie Wolff)

Cindy Becton at 501 E Stanfill Street the applicant for the rezoning of this property stated that she would like to turn this property into a Beauty Salon. She said it would consist of haircuts, manicures, pedicures, and massages. She explained the work that they had already done to the home and Councilwoman Adams commented on how nice the privacy fence looked. Ms. Becton also stated that she would only employ four people including her. Councilwoman Adams asked Chief Davis if there would be any problems with traffic and he said he didn't think so. City Manager Jonathan Sumner told council that in their packets under item 8A that the planning staff recommendation has been consistent with the comprehensive plan and that

they recommend approval, from what I understand the planning commission is considering this tonight. We will have a recommendation for council on Thursday.

- B. HA-2007-02 Variance Request to the Hahira Sign Ordinance as it relates to Maximum sign size. (Ann Marie Wolff)

City Manager Jonathan Sumner explained to council that the Williams Investment Group came to the Valdosta Zoning Office as the agency that takes zoning applications for the city of Hahira and requested that these signs be installed, and were granted a permit to do this, but once the Hahira Ordinance was examined it was found that the maximum size was not compatible with the current size that Williams Investment was proposing, so that is why they are requesting a variance to the zoning ordinance. If council does not approve this variance then they will be required to remove them and install signs that meet our zoning ordinance.

- C. HA-2007-03 Rezone 21.6 acres from R-10 and C-H to C-H  
(Ann Marie Wolff)

City Manager Jonathan Sumner told council in the packets under 8C you will see a Greater Lowndes County planning commission agenda item. This is for the veterinary clinic to be located on highway 122. The zoning ordinance states that a veterinary clinic must be at least 300 feet from a residential zoning district and right now the Coleman's who own all that property have the property to the rear of the commercial section zoned commercial. So they are asking for a rezoning to accommodate for that 300-foot buffer.

#### DISCUSSIONS:

- A. Presentation by Aaron Strickland, Keep Lowndes Valdosta Beautiful:  
Mr. Strickland stated that on February 5, 2007, he met with the City Manager Jonathan Sumner and Police Chief Terry Davis, regarding the Great American Clean Up. He suggested that the council find specific sites that need to be cleaned up in the city of Hahira and some volunteers to pull from.  
Councilwoman Adams asked Mr. Strickland did they like to involve children or church groups and he said anyone. This event is scheduled for Saturday April 21, 2007.
- B. Consideration of Sanitation Privatization Proposals: (Mayor Bullard)

Mayor Wayne Bullard asked PWD Donnie Warren how we were doing with the trash truck and the driver. Donnie stated so far everything was going o.k. He said there had not been any major break downs and that the driver of the truck was also working out. He did suggest that we get the old garbage truck up and running in case there was a break down with the truck we are currently using. Mayor Wayne Bullard asked the City Manager for the difference in price if we traded in the old garbage truck on a new one. Jonathan stated that with the mileage that we have on the vehicle and the year it was purchased it would go for about sixty thousand dollars. He said to purchase a new one would cost around a hundred and twenty thousand dollars to one hundred and thirty thousand dollars. The amount that we spent on the one last year was about forty eight thousand dollars. Mayor Bullard suggested that we might want to continue this for another year and see how it is working. Council Ogundu suggested that we trade our truck in and get a brand new one. He says the main problem is keeping employees. He believes this is a manager problem and can be dealt with. He believes all this can be solved and also says we are not in the business to make money but to serve our citizens as long as we are not losing money. Mayor Bullard asked PWD Donnie Warren to get an estimate on fixing the old garbage truck to use for a back up.

C. Request for Closure of Streets for 5K Run April 21, 2007 (City Manager)

City Manager Jonathan Sumner said that it was brought to his attention that there would like to be a 5K run on April 21, 2007. The streets that they are asking to be closed are the same streets that are closed during the honeybee 5K run, I am not sure about the exact time. Chief Terry Davis said he discussed this with Lois Bellflower who is in charge of this 5K run Relay For Life.

D. Clarification of Spending Limit: (Mayor pro tem Ogundu)

Mayor pro tem Ogundu suggest that the spending limit stay at \$1000.00. He suggested that the limit stay at \$1000.00 for department heads. They have to get approval from the city manager. Mayor pro tem made a motion to reaffirm the vote.

E. Purchase of Trees to be planted on Main Street: (Councilwoman Adams)

Mrs. Adams stated that the cost of this project would be \$665.00. She also said that the caboose needs to be refurbished. Mayor Bullard asked the City Manager to get some quotes on having the caboose pressure washed.

F. Staff Recommendation of 2006 Auditor: (City Manager)

City Manager Jonathan Sumner explained to council how we were tasked with the responsibility of holding a Request for Proposal process regarding our 2006 audit. The committee was made up of Jonathan Sumner, Belinda Clanton, and Diane Bellflower. We sent this out to over 15 different auditing firms and only four firms responded. We used a scoring process to decide on which firm to use. The firms were Valeti, Rackley & Associates, LLC, Henderson & Godbee, LLP, Gary Zeigler, P.C. and Simmons, Mills & Simmons, P.C. After careful consideration of each firm and using our point system we found that Gary Zeigler, P.C. would be the best firm to use. Tommy Griffin has been trained on our computer software Encode. All of the scoring we used and the qualifications of each firm are in your packet under item 9F.

#### DEPARTMENT REQUESTS:

##### A. Surplus Of Vehicle (Dwight Bennett)

Chief Bennett requested that the Ford Explorer be put on Gov. Deals. Com. Also he stated if any money was made or left over it could help the caboose project.

##### B. Surplus of Items (PWD Warren)

PWD Donnie Warren said that they had several vehicles that the department is not using and could also be sold on Gov. Deals.com. They are listed in your packets under item 10B.

##### C. Divers for Wastewater Treatment Lagoon (PWD Warren)

Donnie explained to council that this was needed to keep the slug from getting to the holding pond. This would also help us from incurring any fines. The amount of slugs is about 8 inches.

##### D. Control Board for Ultraviolet Light Assembly (PWD Warren)

A control board needs to be replaced in the ultraviolet light assembly at the wastewater treatment plant.

##### E. Georgia City/County Managers Association Spring Workshop (City Manager)

City Manager Jonathan Sumner requested that he would like to attend a Spring Conference April 4-6 2007 in Athens, Georgia. He explained what the workshop would be about and the cost. Councilwoman Adams said that she thought two trips per year was sufficient. She also wanted to know how this

training would benefit the city. Mayor Wayne Bullard said he would like to see the City Manager attend this meeting. Council Benjamin also agreed. Council Ogundu said that any training for city employees is an investment.

F. Training for ENCODE: (City Manager)

Mayor Bullard stated that he had talked to Tommy Griffin and Belinda Clanton and there are some things that need to be coded and this lady out of Winder can come down and train us for have the price that Encode would charge. The dates have not been set at this time.

REPORTS:

- A. Council-none
- B. City Manager-none
- C. Mayor-none

Mayor Wayne Bullard made a motion of adjourn the meeting.

The meeting ending around 7:45 P.M.

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Wayne Bullard  
Mayor

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Diane Bellflower  
City Clerk

HAHIRA CITY COUNCIL  
COUNCIL MEETING  
FEBRUARY 1, 2007

Mayor and City Council met in regular session on Thursday February 1, 2007, at 7:30 P.M. at the courthouse with Mayor Wayne Bullard presiding.

Janice Bullard swore in Mayor Wayne Bullard under oath.

PRESENT: Mayor Wayne Bullard, Councils Temple Ogundu, Terry Benjamin, Rose Adams; City Manager, Jonathan Sumner; PWD, Donnie Warren; Police Chief, Terry Davis; City Attorney, Rob Plumb; Recorder, Diane Bellflower.

Mayor Wayne Bullard called the meeting to order and said there was a quorum.

Mayor Wayne Bullard led the assembly in the Pledge to our flag followed with the invocation given by Jonathan Sumner.

**REVIEW/CORRECTION OF MINUTES:**

- A. December 4, 2006 Work Session
- B. December 7, 2006 Council Meeting
- C. December 18, 2006 Special Called Meeting

Mayor Wayne Bullard asked if there were any corrections? There were none. He called for a motion to approve the minutes. **Council Temple Ogundu made a motion to approve the minutes, seconded by Council Benjamin. Vote was unanimous.**

**REVIEW OF BILLS/BUDGET OVERAGES:**

Mayor Wayne Bullard asked council if there were any questions on the bills. Council Adams stated she had some questions. Mayor Wayne Bullard called for a motion to approve the bills. **Council Ogundu made a motion to approve the bills, pending a request by Council Adams, and Council Benjamin seconded. Vote was unanimous.**

**ELECTION OF MAYOR PRO-TEAM:**

Mayor Wayne Bullard elected to keep Council Temple Ogundu as Mayor Pro-Tem. **Council Benjamin made a motion to accept, Council Adams opposed, Motion was carried.** Mayor Wayne Bullard stated council assignments would follow with the election of the new council member.

**CITIZENS TO BE HEARD:**

NONE

**DISCUSSIONS:**

**A. Trash Pick Up Proposals: (Mayor Bullard)**

Mayor Wayne Bullard stated that we had received some bids on privatization the City's garbage collection. He stated that the program is just breaking even. **City Manager Jonathan Sumner** stated that Council

had three proposals in front of them. One was from Griffin Waste, LLC, and it detailed the proposal that Council had in their packets. Sumner stated that the Council could see their offer to purchase the fixed assets that Kevin Griffin presented at work session. Sumner stated that the second proposal was from Milo Sanitation Inc. They have their proposal included as well as a purchase of the fixed assets for Council review. The last proposal was from Veolia Environmental Services. They presented to Council at work session last month. Sumner stated that the cost and benefits of privatizing that were reviewed in the work session were included in the packet, and that he would entertain any questions. Mayor Wayne Bullard asked for a motion. Kevin Griffin from Griffin Waste, LLC. stated he would be glad to talk to Council again if so desired. Mr. Weeks from Veolia Environmental Services stated that he would like to thank the council for letting submit a proposal and looked forward to answering any questions or concerns that they might have. Council Ogundu stated that Council had been given this information since October or November, and that the City Manager was asked to give Council a cost benefit analysis. Council Ogundu stated that the Council had the opportunity to discuss this at the work session, and that a decision should be made today. Council Adams asked City Attorney Rob Plumb if he had reviewed the contract? City Manager Jonathan Sumner stated that it was his understanding that the contact would be reviewed once Council decided which company they would approve. Council Ogundu stated that this was a decision for Council to make and not the City Attorney. Council Ogundu stated that once we made a decision to choose A, B, or C, then the City Attorney could review the contract. **Council Adams moved to table the issue, and the motion was second by Council Benjamin. Council Ogundu opposed. Motion carried.**

B. Roy Copeland, Request for more sewer taps: (Roy Copeland)

Mr. Copeland stated that he was there on behalf of Gary Minchew and Dr. Ben Moye, to request more sewer taps. He stated that studies had been performed and that everyone understands were the City stood from an environmental standpoint. He stated that he believed that the City's system could accommodate the remaining sewer taps in the subdivisions so the developers can go ahead and build out. He stated that this was his request tonight, Mayor Wayne Bullard asked Mr. Copeland how many more taps that they were requesting. City Manager Jonathan Sumner had council to review item 10C in their packets. He stated there was e-mail from City Attorney Rob Plumb back in December asking for an additional 30 sewer connections a piece for Dr. Ben Moye and 30 for Mr. Gary Minchew, for a total of 60 connections. Mr. Copeland stated that they would be happy with the 60 sewer taps. Mr. Copeland stated that this was acceptable and this should about complete their subdivisions. **Council Adams made a motion to approve the water taps, and Council Ogundu seconded. The vote was unanimous.**

C. Acceptance of Infrastructure for Lawson Farm: (City Manager)

The City Manager stated that the City Engineer asked that this item be put on the agenda between the work session and tonight's meeting, simply because the developers for Lawson Farms have been proceeding very rapidly and wish to proceed with actual construction of homes, but that cannot take place until the city accepts the infrastructure. Sumner stated that the infrastructure was not fully complete, but on the advice of Ronny Dudley, City Engineer, he stated that the City could accept the subdivision contingent upon the completion of the infrastructure and the approval by the City Engineer. **Council Benjamin made a motion to accept the infrastructure contingent upon the City Engineer's approval. Council Ogundu seconded. Council Adams opposed. The motion was carried.**

D. Cell Phone Policy: (City Manager)

City Manager asked council to review the cell phone policy in their packets. Mayor Wayne Bullard asked for a motion for the cell phone policy. **Council Benjamin made a motion that we adopt the Cell phone policy, and Council Ogundu seconded this motion.** Council Adams was in favor of the policy but asked that the City Attorney review it. The City Manager was asked to explain where he got this policy. He stated that he and Chief Davis did some research. Chief Davis said the Georgia Chiefs Association of police had a list service and that the City received about six policies. Council Adams stated that this was a very good policy but she believes the City Attorney should review it. **Council Benjamin stated he would be happy to amend that motion to have the City Attorney to look at it. If the attorney found no problems then the policy will be considered adopted. Mayor Wayne Bullard asked council if all were in favor, and the vote was unanimous.**

E. Appraisal For Former Smith Hospital: (City Manager)

City Manager stated that in councils packets under item 10E they would find a letter from Mr. Freddy Bajalia. Mr. Bajalia appraised Smith Hospital previously. Upon further conversation with Mr. Bajalia it was determined that the appraisal in hand is acceptable for the usage of bidding out this property. Sumner stated that we do not actually need a separate new appraisal to conduct a bid. He requested that this item be withdrawn from the agenda, and that a formal bid process for the hospital property be initiated. **Council Adams made a motion to wait with the recommendation of the City Manager, Council Benjamin seconded the motion. The vote was unanimous.**

F. Letter from Norfolk Southern on Lawson Street Crossing. (City Manager)

The City Manager stated that in councils packet under item 10F they would find a

letter from Norfolk Southern where they have declared their intent to close Lawson Street Crossing. They have offered the council the sum of 15, 000.00 dollars in exchange for the closing of that crossing, and if the council does not wish to accept that offer they are going to attempt closure under a Georgia statue. Mayor Wayne Bullard stated they are going to try to. The Norfolk Southern people will be down February 22, 2007, for a town hall meeting. They will be talking about the pros and cons of the closing of Lawson Street crossing City Attorney Rob Plumb stated it was far from automatic that they are going to be able to close the crossing. The process is that they will have to file a petition to close it since Lawson Street is a city street, they would have to file a petition with the city. So the council would make the initial decision, and if the railroad were unhappy with the decision they would appeal it to DOT and then whoever was unhappy there could take it to court. There is a detailed analysis that council would have to do and a form that would have to be filled out. So the City Manager encouraged everyone to attend the Town Hall Meeting February 22, 2007, 6:00 P.M.

#### G. GMA Essay Contest: (Councilwoman Adams)

Council Adams explained the Essay Contest to Mayor and Council. She stated the Topic for the Essay was IF I Were Mayor. She explained how Sandy Folsom from Hahira Elementary was involved and that there would be winners in this contest.

#### DEPARTMENT REQUESTS:

##### A. Purchase of Vehicle (Chief Bennett)

Chief Dwight Bennett stated that he had received several quotes from different car dealers. He stated that Cass Burch seemed to be the best offer. **Council Benjamin made a motion for a vehicle to be purchased for the fire chief for \$15,000.00 or less and council Adams made a second. The vote was unanimous.**

##### B. Clerks and Finance Officers Training (City Manager)

City Manager Jonathan Sumner, stated there was a training coming up in Athens, Georgia that the City Clerk and Finance Clerk have attended in the past, and we would like to send them to this again to receive more training, Sumner stated that included in the Council's packet was cost information along with the registration information. It is for the third week in February, and staff was asking for Council approval. **Council Ogundu made a motion to approve, seconded by Council Adams. Vote was unanimous.**

##### C. Divers for Wastewater Treatment Lagoon (City Manager-PWD Warren)

The City Manager stated that the wastewater treatment lagoon has a level

of sludge that is building up in the bottom of it, and it is currently built up to above a pipe that is used to draw samples from. Unfortunately the samples that are being drawn out are a much higher level of contaminants than actually approved by the environmental protection division. The city engineer has recommended that an elbow be installed on that pipe and a pipe to be put at the end of that elbow where it draws up at a higher level in the pond. City Manager stated we would not need a motion on this tonight. Council Ogundu suggested that we make sure this will solve the problem before we spend the money. He asked that Donnie come back to Council to let them know if the issue can be solved. Mayor Wayne Bullard stated that they would make a decision after receiving all the information.

D. GMA Two-Day Training for Council Members: (City Manager)

City Manager stated that in council's packets they would find an opportunity for a two-day training from the Georgia Municipal Association, in Statesboro, Georgia. Sumner stated that staff stood ready to make any reservations for Council should Council approve this. **Council Ogundu made a motion to accept the two-day training, seconded by Council Benjamin.** Council Adams stated that the Council and City Manager had just returned from a meeting in Atlanta, this was a very expensive trip. She stated that the same courses that are being offered in Statesboro would be offered in Savannah or even next year in Atlanta. She stated that at that time she did not believe the City is financially able to grant more training. She asked who from the Council wanted to attend this meeting. The City Manager stated that Council Temple Ogundu asked to go. **Mayor Wayne Bullard asked for a motion for all in favor, Council Ogundu and Council Benjamin agreed. Council Adams Opposed.**

Additional Agenda Items:

A. Renewal of Contract Spray Field Hay Harvester & City: (PWD Warren)

Public Works Director Donnie Warren stated it was time to renew the contract to cut the hay again, and stated that they have used this company several times in the past. Mayor Wayne Bullard asked for a motion to renew the contract, **Council Benjamin made a motion to renew the contract with Mr. Richard Whitman, \ seconded by Council Ogundu. Vote was unanimous.**

B. Purchase of trees to be planted on Main Street (PWD Warren)

Public Works Director Donnie Warren said there were several trees that needed to be replaced in front of the banks and grocery stores. There are a Total of six trees that need to be purchased at \$95.00 a piece. City Manager Jonathan Sumner told Council in their packets under 12B a

memo contained three quotes, one from Hahira Nursery with a total cost of \$665.00, one from Southern Gardens with a total cost of \$665.00, and one from the Southern Garden in Ty Ty Georgia. Mayor Wayne Bullard asked for a motion for the planting of the trees. **Council Adams made a motion to accept the bid from Hahira Nursery with the planting of the trees.** Adams stated that the planting of the trees was the result of a recommendation from a previous presentation made by Scott Purvis and the downtown committee. **Mayor Wayne Bullard ask for a second on this motion. Motion died for lack of a second.**

C. Execution Of Board Of Elections Contract for November Elections.  
(City Manager)

City Manager Jonathan Sumner stated that in Council's packets they would find a contract submitted to the City by Deb Cox, Supervisor of Elections. The contract required a signature from each and every council member and authorizes the Board of Elections to conduct an election for District 2 and District 3 in the November general election. Mayor Wayne Bullard ask for a motion, **Council Benjamin ask for a motion that we approve this for the November election, seconded by Council Ogundu, vote was unanimous.**

D. Lion's Club Sign Request: (City Manager)

City Manager Jonathan Sumner told Council in their packets under item 12D they would find a letter from Mr. John Adams of the Lion's Club requesting to put a sign up in the city limits of Hahira. This sign would meet specifications that are required by DOT and the DOT right a way. A letter of opinion was also requested from city attorney Rob Plumb on the legality of granting a sign request. City Attorney Rob Plum stated that two roads that are in question are part of state highway system and would be subject to DOT regulations. The question was as to what criteria the city could apply on who they would let put up signs. Plumb stated that the general rule is whatever was placed would be called content neutral, meaning Council could not pick certain organizations to put up signs and turn down other organizations. Mayor Wayne Bullard ask for a motion for the Lion's Club to put up their signs. **Council Adams made a motion that we allow the Lion's Club to put up there signs, second was by Council Benjamin. Vote was unanimous.**

Proclamations:

A. Arbor Day (Mayor Bullard)

Mayor Wayne Bullard read the proclamation for Arbor Day. After reading the proclamation, it was signed by Mayor Wayne Bullard on

February 1, 2007.

REPORTS:

A. Council

Council Adams said that the Lion's Club is in need of some good Members, and she also thanked Donnie Warren for the parallel strips in the downtown area. She also thanked the new City Clerk Diane Bellflower.

Council Terry Benjamin congratulated Wayne Bullard for being sworn in as Mayor. He also thanked all departments for all the hard work that they do every day. He also thanked the City Manager for all his work that he has done. He also thanked everyone for coming out in the rain.

Council Ogundu welcomed the new mayor Wayne Bullard, and wished him the best of luck. He also thanked Diane Bellflower for being there. He also thanked the citizens for coming out in the cold and rain.

City Manager:

Jonathan Sumner stated that he was in his third month and had actually made it. He thanked everyone for the opportunity to serve and also for going to Mayor's Day to listen and learn and meet a lot of great people like the Mayor of Nashville, Georgia who was in attendance tonight.

City Attorney:

Rob Plumb, city attorney reminded the council about the litigations on Tuesday morning, he stated that there needed to be a quorum there at least at the beginning of the litigation.

Mayor:

Wayne Bullard thanked everyone for coming out in the rain, and for the vote of confidence in him. Hahira is a great city to live in. He also thanked the Mayor of Nashville for attending.

**Mayor Wayne Bullard made a motion to adjourn, Council Terry Benjamin seconded it.**

There was no further business to discuss, the meeting adjourned at  
8:45 P.M.

Respectfully Submitted,

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Wayne Bullard  
Mayor

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Jonathan Sumner  
City Manager

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Diane Bellflower  
City Clerk