

HAHIRA CITY COUNCIL
WORK SESSION
JUNE 4, 2007
COURTHOUSE
6:30 P.M.

Mayor Wayne Bullard and City Council met for a work session on Monday June 4, 2007, at 6:30 P.M. at the Courthouse with Mayor Wayne Bullard residing.

PRESENT: Mayor Wayne Bullard, Councilman Terry Benjamin, Temple Ogundu, Ralph Clendenin, Councilwoman Rose Adams, City Manager Jonathan Sumner, Fire Chief Dwight Bennett, City Clerk Diane Bellflower.

REVIEW/CORRECTIONS OF MINUTES:

- A April 30, 2007 Work Session
- B. May 3, 2007 Council Meeting
- C. May 22, 2007 Public Hearing

Councilwoman Adams stated that there was one correction. She stated that in the Work Session Minutes the probation officers last name was left off. This has since been corrected and for the record her name is Jessica Freeman.

REVIEW OF BILLS/BUDGET OVERAGES:

Councilwoman Adams stated that she had a concern with the cell phone bill. City Manager Jonathan Sumner stated that the City had purchased some new phones and would get some of this money back through refunds. He also stated that most of the charges would be to the police department.

PUBLIC HEARING:

HA-2007-05 Variance Requests by Bill Gandy (Hahira Zoning Ordinance for minimum lot width and variance to Hahira Subdivision Regulations for minimum 60' access requirement).

Mrs. Melba Weldon who lives at 406 E. Stanfill Street stated that she had a concern about the three homes that Mr. Johnny Bailey wanted to build on one lot. She stated that Mr. Bailey met with her, Councilwoman Adams, and several other people in the community. She stated they walked the property, had a drawing of the property, and Mr. Bailey answered all of the questions that they had. Her main concern was that the lot was not big enough for three houses. She recommended only building two of the three houses on the one lot. Mr. David Sutton, bother-in-law to Mrs. Melba Weldon, spoke on her behalf. He is retired from the SGRDC in Valdosta, Georgia. He was with them for 27

years as the Planning Director. He stated that he was concerned with the design and scale of the use that is being proposed by the developer. Mr. Sutton asked the Mayor and Council to reconsider this variance. Mr. Eldon Moore of 403 E. Stanfill Street stated that he also lived in this same neighborhood. He stated that the developer should only put two houses on the lot.

Stormwater Management Ordinance 2007-01 (Third Reading)

Mayor Wayne Bullard stated that we would have the third reading at the Council Meeting on Thursday night.

Fire Service Cost Recovery Fees and Charges Ordinance 2007-02 (First Reading)

Mayor Wayne Bullard stated that we would have the first reading on this Thursday night at the Council Meeting. Fire Chief Dwight Bennett stated that this is a way that they can reduce cost in the fire department. It is a cost recovery program. Only the insurance company would be billed. It would not cost the citizens anything. It would help pay for materials that are used during house fires. This would give the City a means to recoup this money. Councilman Clendenin asked that the Mayor and Council pull this off the agenda. Chief Bennett explained that he had contacted many Insurance companies and he was told if a citizens insurance company was billed for a house fire, etc that the premium would not go up. He stated that the incident itself is what would raise the citizen's premium. Chief Bennett made it clear to Mayor and Council that the citizen would not be billed or receive a phone call. The bottom line is if the insurance company does not pay no one will be billed. Mayor Wayne Bullard stated that this issue would be tabled for a while.

DISCUSSIONS:

A. Presentation by Tax Commissioners office: (Mary Nell Robertson)

She stated that the Mayor and Council need to decide what to do with the mileage rate. She stated that if Council did not roll the mileage back to offset increased money received from growth, a tax increase must be advertised. She stated that their office would help the City by putting the ads in the newspaper and walking the City through this procedure step by step. City Manager Jonathan Sumner had the dates and the timeline for this.

B. Greater Lowndes Solid Waste Management Plan Amendments:

City Manager Jonathan Sumner stated that the Mayor and Council had a copy of the Amendments for the Greater Lowndes Solid Waste Management Plan in their packets.

C. Agreement between Doubletree and City:

City Manager Sumner stated that Mayor and Council had a memo concerning the Agreement between Doubletree and the City of Hahira. He stated the cost was also listed. The total cost for this proposal is around \$390,000.00. He stated the City has money in capital projects SPLOST funds, and that amount is approximately \$152,000.00. City Manager Sumner read to the Mayor and Council some of the conditions that are expected from the City of Hahira if the City enters into this contract with Doubletree. Councilwoman Adams stated that she had a proposal and read it to the Mayor and Council. Councilwoman Adams stated that she was opposed to providing developments outside the city limits of Hahira with water and sewer services. She stated that Hahira's water and sewer infrastructure is owned by and is being paid for by the City's citizens and businesses through user fees. She stated that developers planning to develop subdivisions adjacent to Hahira who desire City water and sewer services must request annexation into the city.

Councilwoman Adams continued, stating that in July 2006, Council rejected a letter of intent from Doubletree when a motion failed to receive a second. She stated that some Hahira officials recently met with Doubletree representatives and Lowndes County officials to discuss an agreement between Hahira, Doubletree, and Lowndes County. She stated that she believed that the same "old deal" from last year was discussed, except now Doubletree was not seeking to use Hahira's sewer system. She stated that the modified deal is still not in the best interest of the City of Hahira, and that she could not support the agreement for several reasons. One, she stated that she believed the force main and pump station were being built primarily to serve developments adjacent to and outside the city limits of Hahira. She stated that none of the developers of these developments requested annexation into the City Of Hahira. Two, she stated that once completed the force main and pump station share will cost the City \$337,070.00 plus \$1,000.00 for legal fees, and will then become the property of Lowndes County. She stated that she believed Hahira officials should be negotiating with Lowndes County for use of the force main instead of Doubletree and that if \$ 337,070.00 was invested, the City Of Hahira should have a 44% share in the ownership of the force main and pump station.

Councilwoman Adams continued, stating that she understood that Hahira must agree to make available to Lowndes County up to 400,000 of fresh water per day at a cost of \$1.25 per 1,000 gallons in exchange for the right to pump into the force main up to 200,000 gallons of wastewater at a cost of \$1.85 per 1,000 gallons. Councilwoman Adams stated that 400,000 gallons is 2/3 of the amount that the City is permitted to withdraw of fresh water per day on a monthly average. Councilwoman Adams stated that during the month of May 2007, the average withdrawal of fresh water per day was 411,612 gallons, which is 11,600 gallons more than the permitted monthly average. She stated that usage will

probably continue to increase during the summer months. She stated that there were five sub-divisions inside the city that are not built out.

Councilwoman Adams stated that in recent years increased demand has accounted for more water being drawn out of the aquifer than nature is able to put back into the system. She stated that using too much groundwater can result in drying out wetlands, lowering lake levels, reducing spring flows, increased sink hole information, and impairing water quality. She stated that we must use our water wisely today and slow the impact being put on our freshwater supply to ensure that this precious resource will be available now and in the future. Councilwoman Adams stated that Hahira's valuable water resource should only be used to benefit Hahira citizens and businesses inside the city limits of Hahira and the future growth and expansion of our city.

Councilwoman Adams continued, stating that should Hahira officials agree to supply drinking water to Lowndes County, several conditions must be met. One, prior to the City of Hahira entering into an agreement to provide fresh water to Lowndes County, the groundwater withdrawal permit from the Georgia Department of Natural Resources must be increased from the present 600,000 gallons per day monthly average and 400,000 gallons per day annual average to an amount sufficient to supply the amount requested by Lowndes County to provide to developers outside the city limits. Two, the City of Hahira should request permits from the EPD to drill at least one additional well for ground water withdrawal and will proceed to secure capital financing for the well. This is necessary to maintain sufficient flows to customers and maintain sufficient water for fire protection. She stated that the primary location to be considered should be in the vicinity of the 250,000 gallon storage tank in the Hahira Business Park. Three, the City of Hahira should meter all drinking water sold to Lowndes County and should charge no less for that water than is charged to customers within the city limits. Three, future increases for water services should be equally applied to all customers, including Lowndes County, and compliance with City of Hahira water conservation policies will be required.

Mayor Wayne Bullard suggested that we tie in with Doubletree and get some relief in case we ever need it. The water will be there if we decide to use it or need it. Mayor Bullard explained to Council that if we do not tie in with Doubletree now, it would be five years before we get another opportunity to do this. Mayor Bullard stated that he had searched this issue with Doubletree and it seems to be the best and most cost efficient for the city. Mayor Wayne Bullard stated that this issue would be voted on Thursday night at the Council Meeting.

D. Consideration of Hospital Bids (City Manager)

City Manager Jonathan Sumner stated that in the Mayor and Council's packet they had a copy of the two bids that were submitted. He suggested to the Mayor and Council that at this time they not accept either one of these bids.

REPORTS:

Council:

City Manager:

City Manager Jonathan Sumner asked for the Council to turn in their campaign distribution report and your financial statement. He also invited everyone to a legislative luncheon on June 29, 2007.

Mayor:

Mayor Wayne Bullard asked the Council if they wanted to consult or request work of the attorney, accountant or engineer to please run these requests through the City Manager.

Adjournment

Wayne Bullard, Mayor _____

Diane Bellflower, Clerk _____

HAHIRA CITY COUNCIL
COUNCIL MEETING
JUNE 14, 2007

PRESENT: Mayor Wayne Bullard, City Manager Jonathan Sumner, Councils Rose Adams, Ralph Clendenin, Terry Benjamin, Temple Ogundu, Police Chief Terry Davis, Fire Chief Dwight Bennett, City Attorney Rob Plumb.

Mayor Wayne Bullard called the meeting to order. A quorum was established.

Mayor Wayne Bullard led the Pledge of Allegiance.

City Manager Jonathan Sumner gave the Invocation.

REVIEW/CORRECTOINS OF MINUTES:

- A. April 30, 2007 Work Session
- B. May 3, 2007 Council Meeting
- C. May 22, 2007 Public Hearing

City Manager Jonathan Sumner stated that the last name of the parole officer Jessica Freeman and been added and corrected.

Mayor Wayne Bullard asked for a motion to approve the minutes. Councilman Ogundu made a motion to approve the minutes, seconded by Terry Benjamin. Vote was unanimous.

REVIEW OF BILLS/BUDGETS OVERAGES:

City Manager Jonathan Sumner stated that there was a question that came up at the work session concerning the cell phone bill. He spoke with Chief Davis and they determined that is was an incorrect amount charged to one cell phone that should had been charged to another. A memo was written to this effect.

Mayor Wayne Bullard asked for a motion to approve the bills. Councilwoman Adams made a motion to approve the bills, seconded by Council Clendenin. Vote was unanimous.

CITIZENS TO BE HEARD: none

PUBLIC HEARING:

HA-2007-05 Variance Requests by Bill Gandy (Hahira Zoning Ordinance for minimum lot width and variance to Hahira Subdivision Regulations for minimum 60' access requirement: (Ann Marie Wolff)

Ann Marie Wolff stated that the property was located at 407 E. Stanfill Street. She stated that the developer would like to subdivide the lot into three separate lots. She stated that lot # 3 was the one in question. She stated that if the current configuration was not approved they could continue with lots one and two. She stated that staff recommended approval of the request. She stated that the property was zoned R10 and is one acre. Mayor Bullard asked if those opposed to the request would like to speak. Mrs. Melba Weldon at 406 E. Stanfill Street stated that she liked house #1 and house # 2. She stated that the one in question was house #3. She stated that she feels house #3 did not fit into this residential neighborhood. She stated that house #3 had no front yard or back yard. Mr. David Sutton, brother-in-law to Mrs. Weldon, stated that was retired from the SGRDC. He stated that the code states no lot existing or lots existing at the time of passing of the ordinance shall be reduced or divided or changed so as to reduce a piece of land which does not comply with the minimum dimension. He asked Mayor and Council to please consider this before they vote on this variance. Mayor Bullard asked for those

in favor of the request to speak. Mr. Johnny Bailey the developer of this lot spoke on behalf of himself and Mr. Bill Gandy. He stated that the lot was big enough for the three houses and he would like to get this approved. Mayor Wayne Bullard asked for a motion to approve the variance request. Councilman Terry Benjamin made a motion to approve the variance request, seconded by Councilman Temple Ogundu. Mayor Wayne Bullard stated that there was a split vote. Councilman Clendenin and Councilwoman Adams opposed. Mayor Wayne Bullard voted in favor of. The motion was carried.

STORMWATER MANAGEMENT ORDINANCE 2007-01 (THIRD READING)

City Manager Jonathan Sumner stated that the City's code requires a certain amount of readings in order to adopt any ordinance. Any ordinance that comes before the Mayor and Council has to be read on three different occasions. The first reading was held at the previous Council Meeting in May. The Council felt that night that public input should be sought. The minutes from that public hearing were just approved. That public hearing was held on May 22, 2007. Two citizens to attended. The hearing was also advertised in the newspaper. Tonight we is the third reading of the Stormwater Ordinance. Mayor Wayne Bullard asked for a motion to accept the Stormwater Ordinance. Councilwoman Adams made a motion to accept the ordinance, seconded by Councilman Benjamin. Vote was unanimous.

CONSENT AGENDA:

A. Greater Lowndes Solid Waster Management Plan Amendment:

Ann Marie Wolff explained to Mayor and Council what the Greater Lowndes Solid Waster Management Plan Amendment consisted of, and that if there were any questions she would be glad to answer them. There were no questions.

DISCUSSIONS:

A. Agreement between Doubletree and City:

City Manager Jonathan Sumner stated that the agreement between Doubletree and the City has been discussed in detail. He stated that he had consulted with USDA as well as the Georgia Environmental Facilities Authority and that for various reasons both agencies stated that this would not be a project that they would be interested in funding. Sumner stated that the next step would be to contact some private investors. The agreement between Doubletree and the City has been modified and is before you tonight. Attorney Rob Plumb stated that we have some SPLOST money that is available. If the City chooses to go

this route it has until October 31, 2007. If the City's share is unpaid at that time, then Doubletree can sell that two hundred thousand gallons to whomever they wish. City Attorney stated that the city has about one hundred sixteen thousand to put toward this project now. Mayor Wayne Bullard asked for a motion to accept the Agreement between Doubletree and the City. Councilman Benjamin made a motion to accept, seconded by Councilman Ogundu, Councilman Clendenin and Councilwoman Adams opposed. Mayor Wayne Bullard broke the tie. The motion was carried.

Consideration of Hospital Bids (City Manager)

City Manager Jonathan Sumner stated that per the Council's request, the Hospital was advertised for sale in the newspaper on four consecutive weeks. A bid opening was held on May 18, 2007. Two bids were received, one from the Lowndes Associated Ministries to People for \$300,000 and one from Citizens Community Bank for \$315,000. He stated that state law requires the Council to accept the high bid, or reject all bids. Discussion was held concerning the estimated value of the hospital. David Hollis stated that it was not his organization's intention to obtain the hospital for a price under its value. He stated that he factored in all of his costs of demolition and rehabilitation before submitting a bid. City Attorney Rob Plumb pointed out that the Council could only accept the high bid, or reject all bids. Councilman Benjamin made a motion to reject bids and solicit a new appraisal with a spending limit of \$2000.00, in addition to re-advertising the hospital for bid. Seconded by Councilman Ogundu, vote was unanimous.

CONSENT AGENDA:

The consent agenda contained Greater Lowndes Solid Waste Management Plan Amendments, Transportation Enhancement 2007 Application; SPLOST V Match, and GMA 2007 Summer Conference costs. There were no discussions. Councilman Benjamin made a motion to accept the agenda, seconded by Councilman Ogundu, vote was unanimous.

REPORTS:

COUNCIL:

Councilman Benjamin thanked Public Works for all the hard work they did during the storm.

Councilwoman Adams reminded everyone of the City Siren test on Friday.

City Manager- No Report

Mayor- No Report

Wayne Bullard, Mayor_____

Diane Bellflower, City Clerk_____