

Minutes of Hahira Council Meetings for February, 2010

**HAHIRA CITY COUNCIL
WORK SESSION
FEBRUARY 01, 2010
6:30 P.M.
COURTHOUSE**

Mayor and Council met for a Work Session February 01, 2010 at the Courthouse with Mayor Wayne Bullard presiding.

PRESENT:

Mayor Wayne Bullard, Councils: Mayor Pro Tem Adams, Terry Benjamin, Ralph Clendenin, Bruce Cain, City Manager Jonathan Sumner, Police Chief Terry Davis, Fire Chief Dwight Bennett, Director Donnie Warren, City Clerk Belinda Chappell.

REVIEW/CORRECTION OF MINUTES:

- A.) December 15, 2009 Special Called Meeting**
- B.) January 4, 2010 Work Session**
- C.) January 7, 2010 Council Meeting**

Mayor Bullard asked if there were any questions concerning the minutes. There were no questions concerning the minutes.

REVIEW OF BILLS/ BUDGET OVERAGES:

Mayor Bullard asked if there were any questions concerning the bills. There were no questions concerning the bills.

DISCUSSIONS:

- A.) Comprehensive Plan Update (Planning and Zoning Administrator)**

City Manager Sumner stated that Anne-Marie Wolfe would be attending the Council Meeting on Thursday night.

B.) Resolution for Downtown Development Authority (City Manager)

City Manager Sumner stated to Mayor and Council that the City Attorney Rob Plumb had reviewed the resolution and did not find any problems or have any concerns regarding the resolution. Sumner stated the bylaws of the resolution would be what the members of the Downtown Development Authority would have to adopt. Sumner stated the purpose of the DDA was to serve as a conduit for financing that the City was looking to apply for. Sumner stated the DDA area would be under jurisdiction of the DDA and the funds that the City applied for would be granted to the City and then loaned at zero percent for 20 years to the DDA and then would pass along that rate to a private borrower, in which case would be the Hahira Gateway for the purpose of acquiring the land for the infrastructure and it would be repaid back over a period of time. Sumner stated the DDA would be able to keep those funds as a revolving loan fund for different small businesses to apply for within the Downtown Development area. Sumner stated this would be an entity of downtown business owners. Sumner stated he would entertain any questions Council may have. Mayor Pro Tem Adams stated she was concerned with why the City needed a conduit if the City gets a grant, and if the City received a grant, why not wait until then to discuss the DDA. Sumner stated a conduit was needed if the favorable rate and term was to be realized and if the City was to loan out the money themselves, they would only be able to pass along the rate at three percent for a 15 year term. Adams stated she felt the three percent was a great rate and Sumner agreed. Sumner stated the government entity would allow for the lower rate of zero percent and lower term and also, Sumner stated the DDA needed to be established to provide the conduit for the money coming from the City to the businesses. Adams wanted to clarify that the City gets the grant and loans it over to the DDA. Sumner stated that is what would happen with the funds. Adams stated she was concerned if anyone had spoken with the merchants to see if this was something they wanted. Adams suggested calling a meeting and inviting all of the merchants, to inform and educate them of the DDA. Sumner stated that could be arranged.

C.) Selection of CDBG Engineer (City Manager)

City Manager Sumner stated to Mayor and Council the CDBG grant was an extension of the discussion back in the month of December 2009. Sumner stated the CDBG grant that the City applied for back in April 2009, which was for a Senior Citizens Center, was not approved. Sumner stated he felt there needed to be a change of focus on applying for the next CDBG grant. Sumner stated the Engineer that the City retained encouraged Council to take a look at a waste water project. Sumner stated the North West quadrant of town was in need of infrastructure rehabilitation. Sumner stated he had met with several different engineer firms and that there were a total of nine different firms that submitted bids. Sumner stated there were critique sheets that needed to be filled out and that he and Director Warren would go over the sheets together. Mayor and Council felt that Councilman Cain needed to meet with the City Manager and Director Warren to help look over the score sheets of each engineering firm. Sumner stated it was up to Council to choose which engineering firm they wanted to work with. Mr. Tim Ingram, with Ingram and Associates stated to Mayor and Council his firm had submitted a bid for the project and asked Council to consider using their firm. Sumner stated himself, Councilman Cain, and Director Warren would get together and look over the score sheets and have their recommendation to Mayor and Council by Thursday night's Council Meeting.

D.) Discussion of Tax Credit Project (Mayor Bullard)

Mayor Bullard stated to Council that Mr. Brown would have to reapply for the tax credits due to being turned down the first time they applied. Mayor Bullard stated a noise factor last year was the reasoning behind being denied the tax credits. Mayor Bullard stated if Council was in agreement, a document needed to be signed for Brown to reapply for the tax credits. Mayor Pro Tem Adams stated that a text amendment was approved last year in June and a tax credit procedure policy was approved at that time. Adams was concerned if there had been any changes made before the reapplication was submitted. Mayor Pro Tem Adams was also concerned if the citizens in that area of town had been notified of the reapplication and had it been advertised in the newspaper. Sumner stated he would instruct the developer to notify adjacent residents of the tax credit reapplication per the policy. Sumner stated nothing

had changed, that it was the same project that Council approved last year, that this was a resolution of endorsement.

E.) Discussion of Apartment Complex Tap Fee Ordinance (City Manager)

City Manager Sumner stated to Mayor and Council this was something discussed at the retreats in the past, that each individual apartment unit would be charged a separate tap fee, and that each unit would require its own water/sewer tap. Sumner stated each apartment unit would receive its own water and sewer bill from the City each month. Mayor Pro Tem Adams stated this would protect each tenant by knowing the exact amount of consumption they were using each month.

DEPARTMENT REQUESTS:

A.) Clerks Conference (City Clerk)

City Clerk Belinda Chappell stated to Mayor and Council that each year classes are offered in Athens Georgia for County and Municipal Clerks to further their education. Chappell stated she would like to attend these classes during February 21 – February 24, 2010 and that by attending the classes; it would help her work toward the required 100 hours to become a Certified City Clerk.

Proclamation for Anne-Marie Wolfe (Mayor Bullard)

Mayor Bullard will read the Proclamation on Thursday night at the Council Meeting.

There being no further business to discuss, the meeting adjourned at 7:15 P.M.

Mayor, Wayne Bullard

City Clerk, Belinda Chappell

**HAHIRA CITY COUNCIL
COUNCIL MEETING
FEBRUARY 04, 2010
7:30 P.M.
COURTHOUSE**

Mayor and Council met for a Council Meeting February 04, 2010 at the Courthouse with Mayor Wayne Bullard presiding.

PRESENT:

Mayor Wayne Bullard, Councils: Mayor Pro Tem Adams, Terry Benjamin, Ralph Clendenin, Bruce Cain, City Manager Jonathan Sumner, Police Chief Terry Davis, Fire Chief Dwight Bennett, Director Donnie Warren, City Clerk Belinda Chappell.

CALL TO ORDER: Mayor Wayne Bullard

ESTABLISH QUORUM: Mayor Wayne Bullard

PLEDGE OF ALLEGIANCE: Mayor Wayne Bullard

INVOCATION: City Manager Jonathan Sumner

REVIEW/CORRECTION OF MINUTES:

A.) December 15, 2009 Special Called Meeting

B.) January 4, 2010 Work Session

C.) January 7, 2010 Council Meeting

Mayor Bullard asked if there were any questions concerning the minutes. Mayor Pro Tem Adams stated that Belinda Chappell, City Clerk has continued to do a great job with the minutes from the meetings. There were no questions concerning the minutes. Mayor Bullard asked for a motion. Mayor Pro Tem Adams made a motion, seconded by Councilman Clendenin, vote was unanimous.

REVIEW OF BILLS/ BUDGET OVERAGES:

Mayor Bullard asked if there were any questions concerning the bills. There were no questions concerning the bills. Mayor Bullard asked for a motion. Councilman Clendenin made a motion, seconded by Councilman Cain, vote was unanimous.

PUBLIC HEARING:

A.) Text Amendment for Apartment Complex Tap Fees (City Manager)

City Manager Sumner stated to Mayor and Council this was an amendment to the water and sewer section of the code. Sumner stated each apartment unit would have its own water/sewer tap and would receive a water/sewer bill for the consumption used for each unit. Sumner stated the City Attorney reviewed the amendment and found the amendment to be in order. Mayor Pro Tem Adams stated the amendment would protect the tenant by only paying for what consumption was

used in their unit. City Manager Sumner read the text amendment to Mayor and Council. Mayor Bullard asked if there was anyone wishing to speak against. There was no one wishing to speak against. Mayor Bullard asked if there was anyone wishing to speak in favor. There was no one wishing to speak in favor. Mayor Bullard asked for a motion. Councilman Benjamin made a motion, seconded by Councilman Clendenin, vote was unanimous, text amendment was adopted.

CITIZENS TO BE HEARD:

Mr. Clayton Milligan residing at 623 Lafayette Street Hahira, Ga. 31632. Mr. Milligan stated to Mayor and Council that he was employed with Lovell Engineering and that he wanted Council to consider using their firm in any upcoming engineering projects.

Mr. Wilmon Stanley residing at 308 S. Washington Street Hahira, Ga. 31632. Mr. Stanley addressed Mayor and Council with questions regarding the Recycling Center on Union Road. Stanley was concerned if Council would consider maybe adding another day to the schedule of the recycling center.

DISCUSSIONS:

A.) Comprehensive Plan Update (Planning and Zoning Administrator)

Anne Marie-Wolfe, with the Valdosta Planning and Zoning stated to Mayor and Council the update had been completed. Wolfe stated the Comprehensive Plan was a joint effort between six governing bodies of Lowndes County. Wolfe stated the update did not change much for Hahira but Valdosta having more population had more significant changes in the update. Wolfe stated the Comprehensive Plan would be updated again in about two years. Mayor Pro Tem Adams stated she had a question concerning the Greater Lowndes 2030 and the meaning of that. Wolfe responded that the state dictated the planning projection for the years ahead. Wolfe stated the Planning and Zoning went ahead and projected for the year 2030. Wolfe also stated it was hard to project what Hahira would look like in the year 2030 and that this was the reason the updates to the Comprehensive Plan were so important. Mayor Bullard asked for a motion. Councilman Clendenin made a motion, seconded by Councilman Cain, vote was unanimous.

B.) Removed

C.) Selection of CDBG Engineer (City Manager)

City Manager Sumner stated to Mayor and Council after meeting with Councilman Cain and Director Warren and going over the score sheets of the nine different engineering firms for the bid on the CDBG project, Sumner recommended using Stevenson and Palmer Engineering firm. Councilman Cain stated after reviewing the score sheets, Stevenson and Palmer stood out above the rest with the experience they had in the past with CDBG projects. Mayor Bullard asked for a motion to accept Stevenson and Palmer Engineering Firm for the upcoming CDBG application. Councilman Benjamin made a motion, seconded by Mayor Pro Tem Adams, vote was unanimous.

D.) Removed

E.) (Moved to 6.1A)

DEPARTMENT REQUESTS:

A.) Clerks' Conference (City Clerk)

City Clerk Belinda Chappell stated to Mayor and Council that each year classes are offered in Athens Georgia for County and Municipal Clerks to further their education. Chappell stated she would like to attend these classes during February 21 – February 24, 2010 and that by attending the classes; it would help her work toward the required 100 hours to become a Certified City Clerk. Mayor Bullard asked for a motion. Mayor Pro Tem Adams made a motion, seconded by Councilman Cain, vote was unanimous.

Proclamation for Anne-Marie Wolfe (Mayor Bullard)

Mayor Bullard read the proclamation for Anne-Marie Wolfe and she was presented a framed proclamation along with a gift from the City of Hahira for all the hard work she had done for the City. Anne-Marie Wolfe accepted the proclamation and gift with great gratitude.

REPORTS:

Councilman Clendenin thanked everyone for attending the meeting and stated he had very few complaints for the month. Clendenin commented on the Hall Street project progressing along smoothly.

Councilman Cain thanked all the department heads for doing a great job. Cain thanked several Public Works employees which included Chris Stevens, Thomas Iler, Steve Sutton, and Michael Garrison for working in the conditions they had to work in when a water main busted. Cain stated he really appreciated the hard work they did under the supervision of Director Warren on a daily basis.

Councilman Benjamin thanked everyone for attending the meeting and all the departments for doing a great job day in and day out for the City. Benjamin thanked the City Manager and the City Clerk for doing a great job. Benjamin thanked Anne-Marie Wolfe for her service to the City of Hahira.

Mayor Pro Tem Adams thanked everyone for attending the meeting. Adams thanked Anne-Marie Wolfe for a great job and going beyond the call of duty for the City of Hahira. Adams thanked the Mayor for the commissions that he had given her over the years. Adams stated she and the citizens appreciated that a road was going to be paved in district four this year. Adams stated

February 8, 2010 that she would be presenting old pictures of Hahira to the Hahira Historical Society. Adams invited all to attend at 7pm at the Community Center.

City Manager Sumner thanked Public Works for going beyond the call of duty and working in those conditions on Hall Street. Sumner thanked all department heads for continuing to do a great job. Sumner thanked the Mayor and Council for the opportunity to serve and gave a special thanks to Anne-Marie Wolfe for her services to Hahira and for being a great friend and colleague throughout the years.

Mayor Bullard thanked the many engineering firms for bidding on the CDBG project and asked them to continue sending in bids for future projects. Mayor Bullard thanked Anne-Marie Wolfe for her services to the City. Mayor Bullard thanked the department heads for continuing to do a great job. Mayor Bullard stated the trip to Atlanta was a very informative trip and wished the Council could attend the meetings held in Atlanta if the budget allowed.

Mayor Bullard asked for a motion to adjourn. Councilman Clendenin made a motion, seconded by Councilman Benjamin, vote was unanimous.

There being no further business to discuss, the meeting adjourned at 8:15 P.M.

Mayor, Wayne Bullard

City Clerk, Belinda Chappell

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