

HAHIRA CITY COUNCIL

WORKSESSION

April 29, 2013

6:30 P.M.

COURTHOUSE

Mayor Wayne Bullard and Council met for a Work session April 29, 2013 at the Courthouse with Mayor Wayne Bullard presiding.

PRESENT: Ralph Clendenin, Mayor Pro Bruce Cain, Rose Adams, Terry Benjamin, City Manager Jonathan Sumner, Fire Chief Dwight Bennett, Police Chief Terry Davis, Public Works Director Donnie Warren and City Clerk Lisa Mashburn.

REVIEW/CORRECTIONS OF MINUTES:

- A.) April 1, 2013 Work Session
- B.) April 4, 2013 Council Meeting

Councilmember Rose Adams noted corrections to minutes.

REVIEW OF BILLS/BUDGET OVERAGES:

Councilmember Adams had a few questions regarding the bills. She asked what the charge for Nashville Tractor was for and it was stated by Public Works Director Warren that it was for the new tractor. She then asked about the Verizon bill and wanted to know if it was bundled in which City Manager Sumner stated that it is bundled. She then asked about the advertising amount in which it was stated that it was for Police Department advertisement for job and also the liquor license public hearing notice.

PUBLIC HEARING:

APPLICATION FOR VASUDEV M. BRAHMBHATR BIGFOOT TRUCK STOP-1311 HWY 122 WEST FOR PACKAGE SALE OF BEER, WINE, AND DISTILLED BEVERAGES (CHIEF DAVIS)

Chief Davis stated that as discussed previously they currently have wine and beer license. He stated that the way the City measures the distance that there is more than enough distance between the two locations. He stated that the background check showed nothing that could prevent them from having the liquor store and also stated that they are in good standing with the Department of Revenue.

DISCUSSIONS:

LAWSON FARMS DRAINAGE (CITY MANAGER)

City Manager Sumner stated that this has been a long process. To recap in 2009 we had a drainage situation in Cottonwood Cove. He stated that it was backing up approximately 2-3 feet and that the fire department had to go and pump water out. He stated that with the recent rainfall that it did back up and that the drainage pipe was not addressed in the original plans. He stated that the current drainage is putting

water out and running into yards and compiling in the streets. He stated that the City Engineer had notified Gary Minchew and that he replied verbally that he would not correct the problem. Sumner stated that legal Council was then contacted and that a moratorium on taps in that subdivision was then enforced. He stated that he had been to Guardian bank to discuss and that they have about 8 lots remaining. The bank offered to pay additional taps in advance but it was stated that the moratorium was not resolved. He stated that there was not much incentive that the bank only offered \$8,000 to address the drainage problems but that the estimated cost would be around \$80,000. Sumner stated that the Mayor authorized surveyors to come in and that Ronny Dudley (Stevenson & Palmer) followed up with lower than bided cost by Standard Contractors. It was requested to lift the moratorium for one homebuilder but per legal council to lift moratorium it would take official act to do. Sumner stated that he was told that the financial situation was tenuous for Foxborough Development and that there are not many assets to repose. Councilmember Adams asked if Foxborough Development had filed bankruptcy yet. City Manager Sumner stated not as of yet. The bank stated that they would foreclose as of last Friday. Sumner stated that he had no confirmation on that and that the tap offer came out late last week and that it was no incentive; lots will be developed anyway. Councilmember Adams stated that the bottom line is that the citizens will pay \$100,000 because the developer created the problem. City Manager stated that we plan to bring the cost down from that. Councilmember Clendenin stated that a lien is another option. City Manager Sumner stated that he would like to bring Rob in if the Council would like to do so. He then stated that if we place a lien on the property that the banks would eat up all the assets and there would be nothing left to get. City Manager Sumner stated that the problem with Rob is that his law firm he works for is Langdale- Vallotton and that the problem could be tied up in court for years. City Manager Sumner stated that the bottom line is that this needs to be repaired for homeowners and that we have 3 issues; the moratorium, construction to fix the problem and the recover y of the cost to fix the issue. He stated that he is open to get people in here to get things done but remember the cost of attorneys is not free and that it is the citizen's money in that regard also. The Mayor stated that we need to get someone responsible to fix the problem, talk to another legal advisor to see what they can do. He suggested that we talk to GMA or Mr. Thagard who has represented us in the past. He suggested that we talk to Thagard and set it up. City Manager Sumner stated that we need to explore all options. Councilmember Clendenin stated that he thought we should keep the moratorium; per Rob not the right thing to do. Mayor Pro Tem Cain stated that we can look for a lawsuit after Thursday because the engineers signed off on the plat. City Manager Sumner stated that if there is no decision by Thursday's injunction the City would be on the losing end. Councilmember Adams stated that it is the City Engineer, City Attorney and other engineering firm that did not fix the problem.

INVESTIGATE COURTHOUSE OWNERSHIP (COUNCILMEMBER CLENDENIN)

Councilmember Clendenin stated that we do not own courthouse that it belongs to Lowndes County. He stated that we should go to the County to get the deed. City Manager Sumner stated the he was under the impression that this was the case back in 1980 when the City wanted to refurbish the building. Councilmember Adams stated that the Court house has always been owned by Lowndes County. City Manager Sumner then asked if they would like to transfer ownership or leave as status quo. Mayor Bullard stated that he would talk to the Lowndes County Chairman.

TRANSFER ALLEYS TO PROPERTY OWNERS (COUNCILMEMBER CLENDENIN)

Councilmember Clendenin stated that we have numerous alleys throughout the City that are not on tax record and he feels that we lose about \$5,000 per year in revenue. He stated that he spoke to someone that said we can do a blanket transfer without having to pay surveyor and have land deeded. City Manager Sumner stated that from experience that it took 6 months for deeds and it had to be surveyed and that there is no way around it. Sumner stated that the OCGA code is needed and that it needs to be discussed with the tax assessor. Sumner stated that

he needs more information. Councilmember Benjamin stated that in the past when the City did this with Lawson and Hall ditch that it took years. Councilmember Adams asked who would bear the cost of this. Councilmember Benjamin stated that the City picks this up.

GOLF CART FOR STACEY (COUNCILMEMBER CLENDENIN)

Councilmember Clendenin stated that he and the Mayor found a mobile golf cart that had a trailer bed on back and a one year warranty. He stated that it was originally approved to purchase with budget of \$2200.00 but that was with trade in. He stated that he would like to have the budget raised to \$2500.00 to purchase the golf cart and that it could be stored in the old EMS building. Public Works Director Warren stated that the golf cart will not hold the bouncy house and tables that she needs. He stated that she needs something like the blue truck that they use now to transport the items for her.

COMPUTERS FOR COUNCIL PERSONS (COUNCILMEMBER CLENDENIN)

Councilmember Clendenin stated that Council should consider getting laptops for each person and this would eliminate a few thousand dollars on paper and ink and possible savings of \$5000.00 per year. He then stated that the quote from Ricoh was \$9990.00 for 10 laptops with Microsoft but that PDF would be extra charge. The discussion was then laptop vs. IPAD. Chief Bennett stated that he would rather have IPAD because it is smaller and could be used in the field; most of the fire department stuff is downloaded. Councilmember Clendenin then stated that we would have to pay for updates and Councilmember Adams stated that we could receive email and packet stuff. She then stated that we have WIFI at the Courthouse and at City Hall. It was then stated that the IPAD would be around \$600.00 each.

APPOINTMENT OF MEMBER FOR ETHICS COMMITTEE (CITY MANAGER)

City Manager Sumner stated that we need one other person for the Ethics Committee. He then stated that Patrick Warren has been contacted and would like to serve. Councilmember Clendenin stated that it would be nice to Issue Certificates of Service to those on the committee on Thursday night. He then stated that this is a volunteer position and that this will be Mayor/Council appointee.

ODOM BUILDING STATUS (COUNCILMEMBER CLENDENIN)

Councilmember Clendenin stated that we have the keys to the Odom Building and that after walking through that there is activity to be done for termites. City Manager Sumner stated that we have continued with Termini. He stated that when the contracts come in they will be sent to Terminex. Councilmember Clendenin stated that after a walk through with Chief Davis that he would like to consider moving the Police Department from City Hall to Odom Building. Chief Davis then stated that Fred with RICHOH had reviewed the phone system in building and that the old system (NORTEL 1996) was obsolete and hard to get parts for. He then stated that we would want to consider a new phone system. He then stated that we could upgrade the whole system to a City controlled system. It was then stated that it would be around \$25,000.00 for 25 phones needed for all departments. It was then stated that it should be delayed for whole system until after the SPLOST VII decision because it would be out of pocket for the City but for the Police Department there is about \$7000.00 under Police Department that can be used. IT was then suggested that they investigate the cost of moving the Police Department to the new building i.e. phones, structure, furniture and termites for the June meeting. Chief Davis stated that he could have Mr. Bailey do a verbal estimate to replace the paneling and the cosmetics and door. Councilmember Adams stated that she thought this space should be for retail and that she disagrees. It was then stated that the second floor concerns with squad room or what up there. They then asked Mayor Pro Tem Cain if he would look at second floor

and see if that would be feasible to use that floor as the Squad room and not for any public use. Mayor Pro Tem Cain stated that he would check on it.

STANFILL BUILDING STATUS ON REPAIRS (COUNCILMEMBER CLENDENIN)

It was stated that this would be discussed on Thursday night.

CITY MOWING AGREEMENT WITH DOT (CITY MANAGER)

City Manager Sumner stated that DOT is contracted by other cities to maintain right of ways in small towns. He stated that we do this anyway so we would get income. It was stated that we can get money back for what we are doing. Councilmember Clendenin asked if we can do all of this. Public Works Director Warren stated no we cannot do all of it, he stated that we have a problem getting hot asphalt. Councilmember Adams asked Public Works Director Warren if had looked at all this. He stated yes he has and we are already doing it. City Manager Sumner stated that worst case scenario would be that we cancel the contract after one year. Councilmember Clendenin was concerned with item 9. Mayor Pro Tem Cain stated 10,000 per year; one accident would wipe it out. City Manager Sumner stated that we might want to drop down to liter and grass. which are \$3500.00 and the 2nd version? It was then stated that it could be decided on Thursday night what version.

TEACHERS LUNCHEON (MAYOR BULLARD)

Mayor Bullard asked if the City could help him on this and asked if anyone had any suggestions. He stated that not many people donate to this and he stated that last year Mom and Dad's Restaurant donated all the food about \$1500.00 worth and he asked if we could see what was left in fund from last year.

STREET LIGHT SPEC FROM ZONING AND PLANNING (COUNCILMEMBER CLENDENIN)

Councilmember Clendenin asked if we could hold off on this until next month because the City Manager and Mayor did not send to Engineer Firm. He stated we have a \$1000.00 approval for this. It was stated that Matt Martin would report back in July per City Manager Sumner. He stated a Civil Engineer and Electrical Engineer would be needed.

INVESTIGATE THE FEASIBILITY AND COST EFFECTIVENESS OF A EQUIPMENT MAINTENANCE WORKER (COUNCILMEMBER CLENDENIN)

Councilmember Clendenin stated that the Police Department and Public Works Department have spent since 2004 and estimated \$3000.00 to \$7000.00 per year on equipment maintenance. Chief Davis stated that the Police Department has spent about \$7000.00 to \$10,000.00 in that time with 70 % on parts and 30% labor. Councilmember Clendenin stated he wanted to investigate having a person to handle all the equipment with the motivation being preventative maintenance. HE stated that it could go to the barn and have it cleaned up and checked out for the next day such as oil changes and tires and thinks that this would be cheaper. He then stated that you would have to pay \$13.50 to \$17.00 per hour for a person that is qualified. Chief Davis stated that most of his repairs are on radar, lights and items that could not be done by diesel mechanic. City Manager Sumner stated that it makes sense for the larger companies but that you would probably have to put several small governments together to make it work. Councilmember Benjamin stated that we may want to keep a log on this to monitor for future.

BILL FROM LAWSON FAMILY (CITY MANAGER)

City Manager Sumner stated that Trey Odom representative of the four heirs to the railroad property has requested that this bill be paid by the City. The Mayor does not recall a commitment being made by the City to pay for this expense and neither do I. The conversation was that the expenses could be defrayed through the proceeds from the rent paid from Hetherington and the cabinet shop. He then stated that Rob found that when he investigated he learned that the heirs do not have a claim to the property and that they never signed to the agreement.

REQUEST FOR ACCESS TO HAHIRA TRASH DISPOSAL SITE (CITY MANAGER)

City Manager Sumner stated that all staff has been approached wanting a piece of the action. He then stated that Hahira residents are not interested in pay per visit for trash disposal.

DEPARTMENT REQUESTS

A.) SWEAR IN AND PROMOTION OF OFFICERS (CHIEF DAVIS)

This is for Thursday night.

B.) REVENUE RECOVERY CONTRACT (CITY MANAGER)

Contract reviewed.

C.) GARAGE DOOR QUOTE (PWD WARREN)

PWD Warren stated that he would have quote for Thursday night.

D.) COTILLION DEBUTANTE BALL TABLE-JUNE 1, 2013 (CITY MANAGER)

The cost of the table is \$250.00 which is for 10 chairs. Sumner stated he would like to know who will be able to attend and that he would like to have representatives from each department.

E.) LMIG FY 2014 STREET PAVING LIST (CITY MANAGER)

City Manager Sumner stated that we have \$25,000 to spend and that we can bank it or spend it now for road repairs.

Councilmember Adams stated that she would like to see N. College or Coleman intersection paved. PWD Director Warren stated that he would like to pave Sargent Street or bank it for later project.

SET MAY COUNCIL MEETING AGEND

-Lawson Farms Drainage

-Auditor's Report/FSF Drug-Seized Funds Budget

-Golf Cart for Stacey

-Computers for Council Persons

-Appointment of Member for Ethics Committee

-Odom Building Status

-Stan fill Building Status on Repairs

-Teachers luncheon

SET MAY CONSENT AGENDA

-Appointment of Member for Ethics Committee

-City Mowing Agreement with DOT

-Revenue Recovery Contract

-Garage Door Quote

-Cotillion Debutante Ball Table-June 1, 2013

-LMIG FFY 2014 Street Paving List

MEETING ADJOURNED AT 8:20 P.M.

MAYOR WAYNE BULLARD

CITY CLERK LISA MASHBURN