

HAHIRA CITY COUNCIL

WORK SESSION

JULY 31, 2018

6:00 P.M.

The Mayor and Council met for a Work Session on July 31, 2018 at the Courthouse with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Kenneth Davis, Patrick Warren and Mayor Pro Tem Mason Barfield. City Clerk Lisa Mashburn, City Manager Jonathan Sumner, Fire Chief Dwight Bennett, Police Chief Terry Davis and PWD Donnie Warren. Councilman Terry Benjamin was not present.

REVIEW/CORRECTION OF MEETING MINUTES:

A. JULY 12, 2018 COUNCIL MEETING

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

PUBLIC HEARING:

A. MILLAGE RATE (2ND PUBLIC HEARING-CITY MANAGER)

City Manager Sumner said that it is time to set the Millage Rate along with the FY19 Budget. The millage rate information was received and advertised as required in the newspaper. We had a Public Hearing this Thursday the 2nd at 11:00 a.m. and will have a Public hearing at the Council meeting on Thursday night at 6:00 p.m. We will have a Special Called Meeting on Thursday August 9, 2018 at 6:00 p.m. to adopt the Millage rate. We must have this complete by the first of September and all ads must run. Staff recommends no increase in the 4.75 Millage rate. We are one of the lowest in the County and we have been at 4.75 since 2012. The FY19 budget has been prepared with the 4.75 rate and is to run in the Valdosta Daily Times. The assessor's office showed a tax increase of 1.77% based on the property assessments. This will be a difference of proposed collection of \$5,530.00. Hahira is not raising taxes, there is no increase. The Mayor asked if anyone had any questions. Mayor Pro Tem Barfield stated in 2012 the rate went down and has stayed at that. Councilman Davis pointed out that the estimated increase may not be what we collect. This happened last year because they estimated an increase in collection by \$197.00 and many months later we did not collect the increase and had to pay advertisement cost for increase that was more than we received. Councilman Warren ask how feasible would it be to roll back, how would that affect the proposed increase. Would it be 4.71 would offset the increase. Sumner stated setting of the millage is done by Council, whatever they want to do, we would just need to adjust the revenue and expense of the budget. Councilman Davis said remember this is just an estimation, we do not know if we will actually get that amount. The City services have increased in the last five years but we have had no increase to the Millage Rate. Councilman Warren stated that he thinks the millage rate staying the same is a good thing. The Mayor stated every time we have a small increase it jumps back and it will be a decrease. We may have to increase it next year. Sumner stated that only 13% of the budget is from Millage rate. The Mayor asked if anyone had any questions. None noted.

B. SUNDAY ALCOHOL PACKAGE SALES TEXT AMENDMENT-FIRST READING (CITY MANAGER)

City Manager Sumner stated that Community requested Sunday Sales of Alcohol via referendum which was put to the voters and approved by the voters. We will need to codify the modification to the code which was explained by the City Attorney at the July meeting. The hours of sale will be from 12:30 to 11:30 p.m. on Sunday. We will need to set the fees for Sunday sales and adopt with a unanimous vote on Thursday night. The Mayor asked if anyone had any questions. Councilman Davis asked if this included the fee schedule. Sumner stated no the fees are not included, this is just to authorize the Sunday sales.

REIVEW OF BILLS/BUDGET OVERAGES:

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

DISCUSSIONS:

A. PROPOSED SUBDIVISION NORTH OF AUDUBON HEIGHTS (MATT PHELPS)

Civil Engineer Matt Phelps gave an introduction for Chris Connell regarding a proposed Subdivision North of Audubon Heights. The McNeal family has a long history with the City of Hahira going back 100 years. This is a family legacy project. The subdivision would be in three phases. Phase I would be 10,000 square foot lots (R-10), Phase II would be 6,000 square foot lots (R-6) and Phase III would be 15,000 square foot lots (R-15). You would come into the subdivision from Hwy 41 North lined with fence and trees like Union Springs Subdivision off of Union Road. City Manager Sumner stated this is not up for consideration on Thursday night, this is presentation for developer (Jerry Stoker) prior to application to give Council a preview. The owner would apply for annexation and zoning and then would be on the September Agenda. We would wait to get the Planning Commission recommendation letter. Staff has no recommendation at this time. Mayor Pro Tem Barfield ask if we can show the McNeal video regarding the proposed subdivision on Thursday night. I have a special interest in this because it is in my district. I am very cautious about this, but I have talked to a lot of people that say the developer is very important. The have to trust what the developer says will happen actually will happen. City Manager Sumner said that we cannot consult the City Attorney Rob Plumb on this matter because he has been retained by this group. He will welcome questions or suggestions regarding this project. The Mayor stated that he is not a fan of the R-6, we have set standards on small lots and this will require different setbacks. This would be 8 foot on the sides and we require 10 foot on each side. There is good and bad with the R-6. Sumner asked what the planned green space is. HOA to maintain and it will all be set up in the beginning as part of the deed that is recorded. Sumner said he would like to see a copy of what you would give to the homeowners. Councilman Warren asked Mr. Phelps if he had children and if he felt the playground would be a benefit. Phelps stated is a very big benefit to have sidewalks and park area. Warren then asked if it would require turning lanes on Highway 41 North. Phelps said this is part of permitting and design but does not think that the DOT would require turning lanes. We will have three entrances. Phelps said he lives on Mockingbird in Audubon Heights and that they are R-10 and have a playground that is used. Annexation would be required with 1000 foot of City on utility service. Part of that property is in the City now. Sumner then asked if they would construct street lights before construction. Phelps stated yes along with plumbing and

electrical before construction. Mayor Pro Tem Barfield said with Phase III being gated would you have two winding roads not straight roads.

B. STANFILL STREET GARDEN HOMES CONCEPT (BEN MOYE)

Brent Moyer stated that he would like to start a conversation regarding a development on Stanfill Street. We started Audubon Heights in 2001 and in 2008 developed the last portion. We would like to add more acreage and develop Garden Homes. We would like to have 21 single family homes with 55 foot lots. We would like reduction of setback to 5 foot on each side. We will have one builder and one realtor and build 2 bedroom, 2 bath homes with about 1400 square foot each. Sumner stated this is not up for consideration, the application has not been filed. This could be up for consideration in October. Mayor Pro Tem Barfield asked for examples of this type of neighborhood in the area. They stated Huntingridge and Farmington Court. They would be 1400 square foot with average price \$140,000 to \$150,000. The houses would have uniformity with metal roofs on all houses with similar insides. This type of housing is better than apartments.

C. NORTHBRIDGE CHURCH COMMUNITY SURVEY (MIKE WELLS)

Pastor Mike Wells will be here on Thursday night for discussion.

D. ALCOHOL FEES (CHIEF DAVIS)

Chief Davis stated he had spread sheet of fees for area and where we should be with Sunday sales fees. I think \$1400.00 would be middle road. We need to look at the fees because the last time we reviewed it was 8 years ago. Sumner stated that if we approve the fee on Thursday night we have several of the business owners that will be in the office to pay on Friday morning. Councilman Warren stated that \$1400.00 looks like a good place to start.

E. GEFA RESOLUTION (CITY MANAGER)

City Manager Sumner stated that this is more documentation and a Resolution approved by the City for the 1100 mega tons. We had additional funds added in June for \$73,000 over the \$810,000 and this is paperwork that is approve by the City Attorney. This is money well spent.

DEPARTMENT REQUESTS:

A. MAIN STREET PROGRAM MEMORANDUM OF UNDERSTANDING (MSD DAVENPORT)

MSD Davenport stated this is MOU is standard requirements for Main Street Program. There are different levels of involvement. The City Attorney looked reviewed it and the membership fee is \$350.00.

B. COMPUTER-SPLOST VII (MSD DAVENPORT)

MSD Davenport stated that she has been working with Virtual World on the building of her laptop computer. The cost will be \$2,500.

C. DEPOT HALF-DAY RENTAL FEE (MSD DAVENPORT)

MSD Davenport stated that she would like to start half day rental of the depot. I have emailed the information that I have collected regarding the half day rental. I think \$100.00 per hour with \$100.00 cleaning fee would be good. Sumner stated that he thought it would be good to have business rental Monday – Friday and give this to Emily to manage. We will be looking for fees and recommendations regarding half-day rental.

D. GEORGIA DOWNTOWN ASSOCIATION CONFERENCE (MSD DAVENPORT)

MSD Davenport would like to attend the Georgia Downtown Association Conference. The cost would be about \$450.00 for hotel and \$550.00 for training from Tuesday through Friday. This is a budget expense.

E. FALL CONFERENCE (PWD WARREN)

PWD Warren would like to attend the Georgia Rural Water Conference. IT is a three day conference and the cost of room and class would be \$850.00.

F. UNIFORMS-SPLOST VII (CHIEF DAVIS)

Chief Davis said we buy uniforms one time a year and it is time for replacement uniforms. The cost would be \$5,000 and it is a SPLOST VII eligible expense.

G. IACP CONFERENCE (CHIEF DAVIS)

Chief Davis would like to attend the IACP Conference in Orlando. It is a two day conference and the cost of the conference is \$235.00 and the room is \$159.00 for three days.

H. FY 18-19 COLA (CITY MANAGER)

City Manager Sumner said that he recommends a 3% cost of living allocation for employees. It would cost about \$540.00 per pay period.

SET AUGUST COUNCIL MEETING AGENDA:

- MCNEAL ESTATES VIDEO
- NORTHBRIDGE CHURCH COMMUNITY SURVEY
- DEPOT HALF-DAY RENTAL FEE

SET AUGUST CONSENT AGENDA:

- MAIN STREET PROGRAM MEMORADNDUM OF UNDERSTANDING
- MAIN STREET COMPUTER-SPLOST VII
- GEORGIA DOWNTOWN ASSOCIATION CONFERENCE
- GEORGIA RURAL WATER FALL CONFERENCE
- POLICE UNIFORMS-SPLOST VII
- INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE CONFERENCE
- FY18-19 COST OF LIVING ALLOCATION

-ALCOHOL PACKAGE SUNDAY SALES FEE-\$1400

-GEFA RESOLUTION

FY19 BUDGET WORKSHOP I (CITY MANAGER):

Sumner stated it is time to work on the FY19 Budget and this is the first workshop. In Summary you have the Mayors Budget message to review. The staff health insurance will increase by about 15% at a cost of about \$1100.00 per person. There is an increase in Police department pay, we would like to add one officer and this would increase the cost. Collections of fines and forfeitures will increase and the proprietary fund should have an increase in revenue also. The Main Street director will hire an intern that will be paid and that will change that line item. IF you have any questions please feel free to call me.

THE MEETING WAS ADJOURNED AT 8:15 P.M.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN