

**CITY OF HAHIRA**

**WORK SESSION**

**APRIL 30, 2019**

**6:00 P.M.**

**COURTHOUSE**

The Mayor and Council met for a Work Session on April 30, 2019 with Mayor Bruce Cain presiding.

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

**REVIEW/CORRECTION MEETING MINUTES:**

- A. APRIL 2, 2019 WORK SESSION**
- B. APRIL 4, 2019 COUNCIL MEETING**

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

**PUBLIC HEARING:**

- A. FRANCHISE FEE FOR COLQUITT EMC ORDINANCE-FIRST READING (CITY ATTORNEY)**

Attorney Rob Plumb stated there is a copy of the ordinance with an agreement of 40% franchise fee with Colquitt EMC for electric services in your packet. I have reached out to Ryan Fender with GMA and Colquitt EMC but no response as of yesterday. I am fine with the draft except for page 6, I think some of the language needs to be taken out. We are not ready for final adoption because things are subject to change, I think we should table until the next meeting so that it will be in final form. Sumner stated that GMA contacted us about this franchise fee, Colquitt EMC services Union Road to the west and this is the cost of being in Municipal right of way. We are not in a time crunch, we can table this until after the board meets and move to June Work Session. I would like to ask that it be removed at some point in the meeting. Does anyone have any questions? None noted.

**REVIEW OF BILLS/BUDGET OVERAGES:**

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

## **DISCUSSIONS:**

### **A. FY18 AUDIT NOTIFICATION (WORK SESSION-CITY AUDITOR)**

Denise Rackley with Valenti Rackley and Associates stated they were engaged to perform the Audit for FY18. I am here to provide you with Audit information and to open the lines of communication. We will express our opinion for the City of Hahira, review internal controls and perform test of the City compliance. We will evaluate information and give opinion as a whole for the City of Hahira. If we find errors we will report this to management. We expect to have it completed by June 30, 2019. The contact information for our office is on the letter presented to Mayor and Council if you have any questions.

### **B. SANITATION CONTRACT (CITY MANAGER)**

City Manager Sumner stated that the current contract expires December 31, 2019. We have several options that we discussed at the Retreat in February. I am looking for direction from the Council. The current contractor cost is now \$12.25 per customer. The current contractor has proposed basically the same contract to begin January 1, 2020 for the next three years. We would have the option to have two more additional years and it would be renewed for one year at the time. This would put us through 12-31-2024. The residential pick up will go from \$9.50 to \$10.00 starting 01-01-2020 which would make customers rate \$12.75 which is \$12.25 now. The Commercial trash would go up 5% on 01-01-2020 and then another 5% 07-01-2020 and the fee schedule is listed. Our prices are lower with this small increase than other areas. The contractor will take out the clause that states he can do an annual consumer price increase because he never did that in the past so this will be a fixed rate for basically the next 5 years. He did request the fuel surcharge that provides surcharge if diesel fuel is above \$3.50 and it is possible that prices could rise and this would be a good provision. We have requested Commercial container repair to repair and replace the older damaged containers. This list is being worked on and will be given to the Contractor and should be complete by August 1, 2019.

The Mayor asked if anyone had any questions. None noted.

### **C. OLD FIRE DEPARTMENT BUILDING UPDATE (CITY MANAGER)**

City Manager Sumner stated that there was a request by the DDA to demolish the Old Fire department. The cost of the abatement of the building will be \$3,100 that can be paid out of the general fund. Councilman Warren asked if this price was a good price and the Mayor stated yes it is a very good price.

### **D. LOWNDES COUNTY REQUEST FOR WATER (CITY MANAGER)**

City Manager Sumner stated he was contacted by Steve Stalvey with LCBOL with a request from developer of subdivision. We are all familiar with the developer who has

approached the City three times. Most recently it was presented as R-6 subdivision in phases on the South side of Mulberry and Brookenridge. The County is interested in helping Ben House with the development and they will provide sewer maintenance but they would have an issue with water with water pressure concerns. They would like to purchase water from the City, buy it in bulk from the City via meter. The City Engineer, City Attorney and City Planning and Zoning are all here tonight. Councilman Barfield said what will happen if we do not give them water will they sink wells close to the spray field. City Engineer stated yes they could and it could potentially impact the spray field and the wetlands, they are in different zones, they could enter the zone. The plant could be expanded but it would be costly but they may not get ok on the withdrawal permit. It is a gamble on what size well? How Much flow, there is a lot of concerns, based on numbers it could make an impact. This would all be based on the application and it has not been submitted yet. Attorney Plumb said from a legal perspective they would need approval of public well tied to public water system and comply with EPD regulations. I do not think they will issue approval to ours and they will want to know why they cannot connect to local system. Mayor Pro Tem Davis said the current plan of 140 houses by this developer is unacceptable and I think that will be a factor. They want to be annexed and build tiny houses and now they are trying to go around it, this is conversion tactic. Attorney Plumb stated they don't need community well that would impact the existing system and would work against them. I would not recommend entering into this agreement. Sumner stated we have City utilities adjacent to this property which is apparent, we are not comfortable with the lot sizes for that place. I am puzzled, nothing has been submitted to Planning and Zoning and it is subject on how EPD will react. I suggest that Robert contact EPD to give information to the City Manager. The Mayor stated that the County is ok but this is right next to the City, I want to figure out the reason. P & Z Martin said they need to look at land use patterns, the City and County are on same comprehensive plan and we have future land use policy. This is similar to Creekside West, it is a planned development with no straight up R-6, this is interesting to me and it is right at the City limits and spray field. Sumner said I think we need to remove this until the June meeting, this will not be a quick decision. Attorney Plumb stated there will be rezone process first.

#### **E. SPLOST VIII PRIORITIES (CITY MANAGER)**

City Manager Sumner stated SPLOST VII expires at the end of this year. Hopefully we will see a referendum in November 2019 for SPLOST VIII. The estimated proceeds should be 2.51 million. It is an estimate but useful for budget. We have not sent the list to the County yet but it will include the New City Hall, Fire Station II, Public works building and this was all discussed at the Retreat. Councilman Warren this should all be looked at in the next several months.

**F. RAILROAD LEASE FOR RIGHT OF WAY PARKING (CITY ATTORNEY)**

City Attorney Plumb said that his concern was the one year lease that can be terminated with 30 day notice. This is a capital investment for the City. I have requested that they increase it for 60 days' notice but we have no guarantee we will have use of the property. All the parking will be on the Railroad right-of-way. Mayor Pro Tem Davis stated that they did want parking 35 foot from the center line of the tracks and that will all be parking.

**G. HAHIRA SQUARE PHASE 2.2-LOW BID RECOMMENDATION –SPLOST VII**

Keith Barrett of Altman and Barrett Architects stated that the bids came in at 2:00 p.m. today. We had four bids with Cauthen Construction as low bid at \$544,696 with \$24,000 to move Caboose. You can review the bids and give your recommendation at Thursday night meeting.

**DEPARTMENT REQUEST:**

**A. 2019 TEACHER'S LUNCHEON (CITY MANAGER)**

Sumner stated we do the teachers luncheon every year for the Elementary and Middle School teachers. The luncheon will be May 30<sup>th</sup> at noon which is the last day of post planning. The estimated cost of the luncheon will be \$1800.00.

**SET MAY COUNCIL MEETING AGENDA:**

- SANITATION CONTRACT
- HAHIRA SQUARE PHASE 2.2

**SET MAY CONSENT AGENDA:**

- 2019 TEACHERS LUNCHEON-\$1800.00
- OLD FIRE DEPARTMENT ASBESTOS ABATEMENT-CPEI-\$3,100
- SPLOST VIII PRIORTIES
- RAILROAD LEASE FOR RIGHT-OF-WAY PARKING

**THE MEETING WAS ADJOURNED AT 7:30 P.M.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**