

**CITY OF HAHIRA**

**WORK SESSION**

**JUNE 4, 2019**

**6:00 P.M.**

**COURTHOUSE**

The Mayor and Council met for a Work Session on June 4, 2019 with Mayor Bruce Cain presiding.

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

**REVIEW/CORRECTION MEETING MINUTES:**

- A. APRIL 30, 2019 WORK SESSION**
- B. MAY 2, 2019 COUNCIL MEETING**

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

**PUBLIC HEARING:**

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

As discussed at the last meeting we are working to get franchise fees from Colquitt EMC. You have the ordinance before you and it has been reviewed by the City Attorney. The only issue he found was that they wanted to make payment for franchise fee annually instead of quarterly. If everyone agrees with the Ordinance we can sign the copies once the above detail is resolved. The Mayor asked if anyone had any questions. Councilman Barfield asked if we know how many EMC customers we have in the City. Sumner stated that he is not sure at this time but knows it is Northcreek and West Union Road and I think all the Interchange businesses and Industrial Park are on EMC. I am not sure of the fees that we will receive but we should know in time to add to the 2020 budget. The Mayor asked for any other questions. None noted.

**B. HAHIRA RECODIFICATION ADOPTION ORDINANCE-FIRST READING (CITY MANAGER)**

Sumner stated that this has been discussed for many, many years and was last codified in 1985. The last time it was completed was in 2005 but it was not codified at that time. We have taken the old, the 2005 and the Ordinance from that point to present and it has been updated. This was approved last year and it is finally coming. The new version is easy to use, we will have online version and I have hard copies if you would like one. This will just adopt the Code and this will be 3 readings unless it is a unanimous vote. The Mayor asked if anyone had any questions. Councilman Benjamin said I wish I had a time machine, this brings back a headache to me from that time, and it was a task. It has taken 13 years but now it is completed. The Mayor asked if anyone had any questions. None noted.

**C. HA-2019-01 HAHIRA VETERINARY CLINIC (BY JIMMY CONE)600 GA HWY 122 WEST, REQUEST FOR VAIRANCES TO THE HAHIRA GATEWAY(PLANNING AND ZONING ADMINISTRATOR)**

James Horton P & Z presented information regarding multiple variance request for Hahira Veterinary Clinic as they pertain to the design requirements of the Hahira Gateway Corridor Overlay District. The property is zoned Highway Commercial and consist of 2.00 acres located at 600 Georgia Highway 122 West. The property contains a Veterinary Clinic about 4,000 square foot which was built about 10 years ago. The applicant (Dr. Doug Ruff)is proposing to construct a separate kennel building about 2,000 square foot immediately behind the existing clinic and I the future would like to construct a proposed 1,000 square foot building on the west side of the clinic. The variance involve the front yard building setbacks, streetscape standards-parking, sidewalk and sign illumination. The Planning Commission voted 7-0 to approve as presented. P & Z staff also recommend approval. The Mayor asked if anyone had any questions. None noted.

**D. HA-2019-02 BANSARIBEN PATEL, 1311 GA HWY 122 WEST, REQUEST FOR VARIANCES TO THE HAHIRA GATEWAY CORRIDOR OVERLAY DISTRICT (PLANNING AND ZONING ADMINISTRATOR)**

Tracy Toliver P & Z presented information regarding presented information regarding the size and height of a freestanding sign in the Hahira Gateway Corridor Overlay District. The applicants property is located at 1311 Ga Hwy 122 West (Bansariben Patel) and consists of 6.5 acres. The property contains a gas station and convenience store. The applicant would like to update signage due to GDOT reconfigurations of Exit 29 at I-75. The sign would be 157.875 square foot and 30 feet in height. The current regulations are 37.5 square foot and no taller than 10 feet. The applicant feels he needs larger sign after the reconfiguration of the driveway entrance so that the sign can be seen. Jimmy Patel one of the owners stated that the way the entrance was changed he did lose business with the entrance changes. He thinks people look to the left and go the competitions station/store. The Council then reviewed that map and where the sign would be. Councilmember Warren said he supports the variance request approval but that we need to take a look at it. The Planning Commission recommended approval 7-0. The Planning Commission also made a motion and formally voted to recommend the City Council re-examine the Hahira Gateway Corridor Overlay District geographic boundaries and development standards as they pertain to the properties immediately around Exit 29.The Mayor asked if anyone had any questions. None noted.

**REVIEW OF BILLS/BUDGET OVERAGES:**

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

**DISCUSSIONS:**

**A. FY18 AUDIT (CITY AUDITOR)**

Nick Valentia of Valenti and Rackley stated he was here reporting on the FY18 Audit. The Audit was completed and the City has a good audit report. He had cooperation from all employees of the City and stated that he felt it was a fair representation and clean audit. He reviewed the

different accounts and stated no budget overages. I found no violations and no noncompliance. We did find segregation of duties which we find in smaller cities. This is the only finding and it is expected. This lets Management to keep an eye on it. Councilman Benjamin thanked Mr. Valenti for a timely audit and thank you to staff for a good audit.

**B. T-MOBILE LEAS FOR TILLMAN STREET WATER TOWER (CITY MANAGER)**

City Manager Sumner stated that T-Mobile contacted the City about a signal tower on top of the water tank on Tillman Street. The lease had been reviewed by the City Attorney, the lease would be \$2,000 per month and would go into the Proprietary Fund. It would be a 15 year lease, a five year term initially with two after that. The Attorney recommended holding for signature until after the survey of lease. Paragraph 18 stated that after survey the easement would not interfere with City use. There is space for it at the location. It has been a long process. Does anyone have any questions? Councilman Benjamin stated that he would like to see a picture of what it would look like on top of the tower. Sumner stated that he will contact them and get a picture prior to next meeting. Councilman Davis asked does that price increase by 10% each renewal period. IT was stated yes after the original 15 years. Sumner stated that it is hard to find property for those towers.

**C. LOWNDES COUNTY REQUEST FOR WATER (CITY MANAGER)**

Sumner stated that this has been discussed on three different occasions over the last 18 months. This property is down Hall Street at Brookridge and at the time of the proposal the City was not interested in annexation. Sumner stated that we received a letter from Lowndes County Utility Director wanting to purchase water for the Subdivision that is outside the City limits. We tabled this last month giving the City Engineer time to speak to EPD and get more information. The County would like to sink two wells on property that is close to the City wastewater treatment property. The question was can they do that. The City Engineer spoke to EPD about this and they were skeptical on the property but could not say no at this time because there has been no permit request. There has been no communication with Planning and Zoning, no development application we will have to wait and see per Matt Martin. Councilman Barfield said what will happen if we deny the purchase of water to the County. Can they drill wells? Sumner said that is a tough hill to climb, the developer needs to come back to us and consider connecting. The size of lots and density are the only problems. Councilman Barfield ask about housing size and lots and if profit was the issue. Mayor Pro Tem Davis said that he thought the client that is developing the other subdivision on the North side of 41 is the same developer and that subdivision will have larger lots and density. I think they do not want this other development to be in competition with same size lots and density. Sumner stated that he needs to respond to letter, yes, no or postpone. The County wants us to put in Master meter and sell water to them bulk. Mayor Pro Tem Davis stated that he does not see where the City would benefit from this. The Mayor stated no it would be a disadvantage. Councilman Benjamin stated that we should send letter to them denying the request.

**DEPARTMENT REQUESTS:**

**A. 4<sup>TH</sup> OF JULY FIREWORKS (MAYOR CAIN)**

The Mayor stated that it is that time of year again. We are getting ready of the 4<sup>th</sup> of July event. Matthew Bradshaw will do the fireworks again this year and the cost will be \$2,500.00. The event will be on June 29<sup>th</sup> which is the last Saturday in June at 4:00 p.m.

**B. DUMP TRUCK AUTHORIZATION-\$40,000-SPLOST VII (PWD WARREN)**

PWD Warren was not present but City Manager Sumner stated that he would like to purchase another dump truck because the one we have has had it. I think we have used it for a full life and it is time to replace it, it is a 1998 model. He would like authorization with \$40,000 limit to purchase another used Dump truck at auction.

**C. IT RENEWAL CONTRACT (CITY MANAGER)**

City Manager Sumner stated it is time to renew the IT Contract. The contract amount is the same with slight increase for Microsoft 360 which is added in the explanation. The contract price is \$19,788.

**SET JUNE COUNCIL MEETING AGENDA:**

- T-Mobile lease for Tillman Street Water Tower
- Lowndes Council request for water

**SET JUNE CONSENT AGENDA:**

- 4<sup>th</sup> of July Fireworks-\$2,500
- Dump Truck Authorization-\$40,000-T-SPLOST
- IT Provider Renewal Contract
- FY18 Audit

**The Mayor stated that he would like to add that Roy Taylor a Valdosta businessman came by and said that he would like to give the City a check for \$1,000 to take the employees out to lunch.**

**THE MEETING WAS AJOURNED AT 7:35 P.M.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**