

**CITY OF HAHIRA**  
**FEBRUARY 4, 2025**  
**WORK SESSION**  
**6:00 P.M.**  
**COURTHOUSE**

The Mayor and Council met for a Work Session on February 7, 2025 with Mayor Bruce Cain presiding.

**PRESENT:** Mayor Bruce Cain, Councils: David Lindsey, Klay Luke and Mayor Pro Tem Louise White. Fire Chief David Thompson, Police Chief Stryde Jones and PWD Willie Jones. Councilman Mason Barfield and City Clerk Lisa Mashburn were not present.

**CALL TO ORDER:** Mayor Bruce Cain

**REVIEW/CORRECTION OF MEETING MINUTES:**

- A. JANUARY 7, 2025 WORK SESSION**
- B. JANUARY 9, 2025 COUNCIL MEETING**
- C. JANUARY 17, 2025 SPECIAL CALLED MEETING**

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

**PUBLIC HEARING:**

**A. HA-2025-01 REZONING REQUEST BY LAMAKA HOLDINGS, LLC FOR 106 & 108 NORTH CHURCH STREET FROM R-10 TO R-P (CITY MANAGER)**

Lemaka Holdings LLC is requesting zoning change from R-10 to R-P for .28 acres at 106 & 108 E Main St.

The property is currently split zoned R-P/R-10 in the rear.

The purpose of this request is to make the entire property R-P. The property is located within a NAC Character Area on the future development Map for the Comprehensive Plan. The subject property currently contain a grandfathered non-conforming small apartment building (with 6 units) along with a detached single-family residence on the property. The proposed zoning is necessary in order to help alleviate the nonconforming situation and better facilitate subdivision of the property. Staff recommends approving R-P zoning for the rear portion of the property as requested. The Planning Commission met and had a 9-0 vote of approval.

**B. HA-2025-02 VARIANCE REQUEST TO SETBACK REQUIREMENTS REQUEST BY LAMAKA HOLDINGS, LLC FOR 106 & 108 NORTH CHURCH STREET (CITY MANAGER)**

This request goes along with HA-2025-01 regarding 106 & 108 N Church Street. The request is for minimum lot width in R-P zoning-60 feet, minimum front yard building setback R-P-15 feet, minimum side yard building setback in R-P-10 feet and maximum dwelling unit density in R-P zoning-10 units/acre. Staff recommended approval and the Planning Commission voted 9-0 for approval.

### **REVIEW OF BILLS/BUDGET OVERAGES:**

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

### **DISCUSSIONS:**

#### **A. PROPOSED NEW DUPLEXES-113 N HALL STREET PREVIEW (MARVIN BROOKS)**

Marvin Brooks is proposing to construct a new duplex just down the street from the most recent development along West Lawson Street. This is for preview purposes only and he presented the Mayor with plans for review. It will be the same as others and will be in wooded area so it should make it look good. This will be advertised and go before the Planning Commission and then back to Council at a later date for the vote.

## **B. HOUSE BILL 581-FLOATING HOMESTEAD EXEMPTION (CITY MANAGER)**

This is for discussion with Council as to whether you would like to extend the benefit of a homestead exemption authorized by a ballot referendum that was overwhelmingly approved statewide by the votes last November. The referendum essentially grants the exemption that Council directed staff to ask for through a local legislation request to the General Assembly in the fall of 2023. The referendum also authorizes all governments within the County the ability to recover these funds through putting a floating local option sales tax (FLOST) measure to the voters. Unfortunately, it now appears that both the County and the City of Lake Park are unwilling to grant this relief to their taxpayers, thus denying the ability of the remaining governments to roll back their property taxes significantly through a potential FLOST. In Hahira's case we could have been able to roll back our property taxes entirely for both all commercial and residential properties, regardless of residential status. However, despite the position of Lowndes County and Lake Park, staff is still recommending that Hahira follow through and assent to the will of the voters, granting the homestead exemption for our portion of the levy.

**C. SMALL CITIES CONFERENCE-MAY 7-9, 2025  
TIFTON (CITY MANAGER)**

City Manager Sumner stated this for me to attend training in Tifton Georgia May 7-9, 2025 at a cost of \$300.00. I will need lodging due to the location.

**D. ROBERT E KNOX MUNICIPAL LEADERSHIP  
INSTITUTE-MAYOR PRO TEM WHITE-SEPTEMBER 10-  
13, 2025-LAGRANGE (CITY MANAGER)**

Mayor Pro Tem White has just completed her second level certification levels, she must receive leadership training through the Knox Institute. The training is not until September but spots fill up quickly. The estimated cost would be \$2,500.

**DEPARTMENT REQUEST:**

**A. 3 RADIO PURCHASES-SPLOST VIII-MOTOROLA-  
\$17,830 (CHIEF JONES)**

Chief Jones stated the Police department would like to purchase 3 radios, Motorola brand. This would be paid out of SPLOST VIII.

**B. TRUCK MOTOR PURCHASE (PWD JONES)**

PWD Jones is here regarding a motor for older 2014 truck. I have a few companies shopping around for us but I think it will come in between \$8,000 and \$10,000. I expect to get more estimates for you by Council meeting on Thursday night.

**C. HOT ASPHALT PATCHING BOX (PWD JONES)**

PWD Jones stated he is working on pricing for Hot Asphalt patching box prices. I do know that the City of Valdosta purchased some and I believe they were in the \$70,000-\$80,000 range. It all depends on the bells and whistles. They discussed the size and the needs of the City.

**D. NEW PUMPER-PIERCE-SPLOST IX,X & XI (CITY MANAGER)**

This was discussed at the December 2024 meeting. After review of it by our City Attorney he has determined that a formalized bidding process is not required. Chief Thompson will have an updated quote and specs for you in the packet. We have a few years on our older truck but we would need another truck within 3 years. Planning is needed, if we order in next 3 months, we will see the new truck in a year or two.

**E. POST TRAMATIC STRESS SYNDROME-GIRMA INSURANCE (CITY MANAGER)**

City Manager Sumner stated this is mandated by legislation, PTSD insurance for First Responders across the state. GIRMA was late getting the figures out but it looks like it is about \$4,000 for coverage. This is very important for the mental health of our employees.

**SET FEBRUARY COUNCIL MEETING AGENDA (MAYOR CAIN)**

**THE MEETING WAS ADJOURNED AT 7:00 p.m.**

**ADJOURN.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**