**CITY OF HAHIRA**

**JANUARY 5, 2021**

**WORK SESSION**

**6:00 P.M.**

**HAHIRA COURTHOUSE**

The Mayor and Council met for a Work Session at the Courthouse with Mayor Bruce Cain presiding.

**PRESENT:** Mayor Bruce Cain, Councils: Kenneth Davis and Mason Barfield. Councilman Terry Benjamin was present via phone. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Chief Dwight Bennett, Chief Terry Davis and PWD Donnie Warren present.

**REVIEW/CORRECTION OF MEETING MINUTES:**

1. **SEPTEMBER 29, 2020 WORK SESSION**
2. **OCTOBER 1, 2020 COUNCIL MEETING**
3. **DECEMBER 1, 2020 WORK SESSION**

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

**PUBLIC HEARING:**

1. **FY20 BUDGET AMENDMENTS (CITY MANAGER)**

Sumner stated that there was one item which was an expense that the DDA had that money for survey which the City will recoup. This is required to be listed under the Special Revenue Account. We ran this budget in the legal organ which is required with no questions from the public. Council had no questions.

1. **APPLICATION OF ASAD UR REHMAN-1300 GA HWY 122 WEST FOR PACKAGE SALE OF BEER, WINE AND SUNDAY SALES (CHIEF DAVIS)**

Chief Davis stated this is an application from the new owner of the store/motel. He has applied for beer, wine and Sunday sales license. I see nothing in his background to deny. The new owner know the motel needs attention and he is working to get it cleaned up. This has been re advertised in the legal organ for vote on Thursday night. No questions.

1. **HA-2020-09 REZONING REQUEST BY JERRRY STOKER: PROPOSED SUBDIVISION AT INTERSECTION OF SOUTH HAGAN BRIDGE AND EAST COLEMAN DRIVE (PLANNING AND ZONING ADMINISTRATOR)**

Update. We talked about this at the December Work Session and it was moved to this week’s agenda. IT was partially advertised, signs reposted and letters sent again. I received a message from Developer and he would like to table it for one month to the February meeting. I am not sure but I think it is to reconfigure subdivision layout. Explore redesign R-10 and R-15. You can take action or honor the request. I recommend we do as normal, advertise again and let the developer pay for it. I received an email and the applicant agrees to pay. I have not seen the updated version. You can vote on this at the Thursday night meeting. This will be the annex and rezone, rezoning first and then annexation or approve the rezone and then table annexation. Councilman Davis said the Planning Commission approve with annexation and rezoning approved. I agree with the Commission to agree with commission to consider R-10 with no entry to Coleman and Hagenbridge Road. I do not see that working with the traffic, volume is a consideration. City Manager Sumner stated I think there should be another entrance to the school. Items E, F and G are all from same applicant.

1. **HA-2020-10 ANNEXATION REQUEST BY JERRY STOKER: PROPOSED SUBDIVISION AT INTERSECTION OF SOUTH HAGAN BRIDGE AND EAST COLEMAN DRIVE (PLANNING AND ZONING ADMINISTRATOR)**
2. **HA-2020-11 REZONING REQUEST BY ADONNA SMITH FOR RESIDENTIAL-PROFESSIONAL BETWEEN PETERS STREET AND EAST MAIN STREET (PLANNING AND ZONING)**
3. **HA-2020-12 SPECIAL EXCEPTION REQUEST BY ADONNA SMITH FOR DUPLEXES AT 421 & 423 PETERS STREET (PLANNING AND ZONING ADMINISTRATOR)**
4. **HA-2020-13 VARIANCE REQUEST BY ADONNA SMITH FOR REDUCED SETBACK REQUIREMENTS AT 412,414,416 & 418 EAST LAWSON STREET (PLANNING AND ZONING ADMINISTRATOR)**

**REVIEW OF BILLS/BUDGET OVERAGES:**

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

**DISCUSSIONS:**

1. **REQUEST OFR MONETARY PARTICIPATION FOR INFRASTRUCTURE (ADONNA SMITH)**

**Adonna Smith is here regarding a planned subdivision that will require extension of Peters** Road. The developer will pay $27,500 to Reames for construction road and would like for the City to make an investment in return for tap fees. 6 taps at $3,000 is $18,000. I met with the Mayor, City Manager and Planning and Zoning Administrator and it was suggested to bring the road this way and not do a cul-de-sac. If you take away land the cost exceeds economic value. The City will extend water sewer to develop here. Councilman Davis said you are asking the City to not take tap fees that is the same thing as waive of tap fees. You want the City to pay for part of the road. Councilman Barfield said this will set precedence for later development, I do not think that we should do this. Fire Chief Bennett stated you submitted plans that are open ended. There is a hydrant on the land but it all depends on what you are building. The Mayor stated yes I do not think we can waive the tap fees of $18,000 to help developer. We also have to extend water and sewer and that will cost the City. This sets precedence for future development to waive tap fees. We had this problem on Hall Street in the past and it was denied and now you want us to waive the tap fees to help pay for the road. Adonna Smith stated this is a different type of development. The Mayor said I disagree, this would be taxpayer money for developer gain and that is not what I was elected to do. This would be a never ending thing. Councilman Benjamin agrees with me. This is the developer’s problem. You stated it would be great tax incentive for years to come, it generally cost us more than what we collect. We do not need to help developers. The City has to do the upkeep and repairs on everything. I know you are not the developer but as elected officer I am not in favor helping them make money. Councilman Benjamin said I agree, we cannot use taxpayer money to help developers. The Mayor asked if anyone had anymore discussion. Councilman Davis said I agree 100 %. The City provides a service, water sewer and trash and it is all taxpayer money. Councilman Barfield stated that is a high end area with problems in the past and it will have to be fixed in the future and this is the money for the citizens of the City of Hahira.

1. **PUBLIC WORKS DIRECTOR (CITY MANAGER)**

City Manager Sumner stated I am proud to announce we have a new public works director that will start on Friday. His name is Brandon Rice and he was the assistant PW Director in Nashville. I think we made the right choice**.**

**CONSENT AGENDA:**

1. **PARROTT FOUNTAIN –SOLICIT OTHER VENDORS**
2. **SURPLUS WRIGHT STREET PROPERTY**
3. **MAIN STREET BOARD OBYLAW AMENDMENT**
4. **TRASH CANS FOR HAHIRA SQUARE –SPLOST VIII**

The Mayor asked if anyone had any questions regarding the Consent agenda. None noted.

**The Meeting was adjourned at 7:20 p.m.**

**ADJOURN.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**