

**CITY OF HAHIRA**  
**DECEMBER 3, 2023**  
**WORK SESSION**  
**6:00 P.M.**  
**COURTHOUSE**

The Mayor and Council met for a Work Session on December 5, 2023 at 6:00 p.m. with Mayor Bruce Cain presiding.

**PRESENT:** Mayor Bruce Cain, Councils: Mason Barfield, Kenneth Davis, Louise White, and Mayor Pro Tem Tony Rosatti. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Police Chief Terry Davis, Fire Chief Dwight Bennett, Assistant Fire Chief David Thompson, PWD Willie Jones and MSD Jennifer Price present.

**REVIEW /CORRECTIONS OF MEETING MINUTES:**

**A. OCTOBER 30, 2023-WORK SESSION**

**B. NOVEMBER 2, 2023-COUNCIL MEETING**

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

**PUBLIC HEARING:**

**A. FY23 BUDGET AMENDMENTS (CITY MANAGER)**

City Manager Sumner reviewed budget amendments for Proprietary Fund, General fund, and Special Revenue funds. He reviewed Revenue and Expenditure changes for all. A copy of the amendments are in your packets and available at City Hall. He also stated that all storm debris pickups have been completed. We are waiting now for about 7 stumps to be cleared. He asked if anyone had any questions regarding the amendments.

**B. HA-2023-03 SPECIAL EXCEPTION REQUEST BY MINDY HERRING,  
KINGS COURT OFFICE COMPLEX, 505 S CHURCH STREET  
(PLANNING AND ZONING ADMINISTRATOR)**

Matt Martin Planning and Zoning Administrator stated Mindy Herring is requesting a special exception approval of a proposed personal service shop within a residential professional zoning district. The subject property is located within a neighborhood activity center character area on the future development map of the comprehensive plan. The property contains an office building complex with six buildings which are still under construction. The applicant is proposing to occupy one of the tenant spaces which is approximately 1200 square feet near the center of the complex of the hair salon which is planned to have a total of 4 stylists. The property was rezoned on November 21 from R15 to RP. Staff recommends approving special exception for a personal service shop in the form of a hair salon which complies with the conditions of the existing R-P zoning of the property and this approval shall expire after one year from the date of the city of council approval. The Planning Commission reviewed this at their November 27, 2023 meeting and found the request consistent with the comprehensive plan and the special exception review criteria and recommended approval to the City Council with a 5 -0 vote. Does anyone have any questions? None noted.

**E REQUEST BY CHANCY DRUGS (PLANNING AND ZONING  
ADMINISTRATOR)**

Matt Martin, Planning and Zoning administrator stated this is a request by Chancy Drugs for a variance to the minimum distance spacing requirements for state license to dispense low THC oils or products the subject property contains an existing pharmacy and

is located at 205 East Main Street. This is along the north side of the road between Northwest street and N Nelson St. This is not a variance to the city regulations but instead it is a unique variance to the state licensee requirements that is specifically prescribed state law we reviewed and acted upon by local government the state requirement in this case is that such pharmacies seeking special license from the sites to sell these kinds of products must be located at least 1000 feet from any school commercial daycare facility or church the subject property is located only 570 feet from hay house 1000 feet of four local churches as well as one daycare facility. The applicant is simply seeking eligibility to apply to the state for this specialty license even though they are not compliant with the state 1,000-foot distance requirement. In this case it should be noted that the applicant is the only pharmacy currently located in Hahira which means that without the eligibility to apply all such residents in Hahira would certainly be forced to travel outside the city to find a pharmacy that is licensed to sell these products under these circumstances. Staff believes that the variance approval is certainly warranted. Staff recommends approval to the Hahira City Council. The Planning Commission reviewed this at their November 27th 2023 meeting and recommended approval to the City Council with a 5 -0 vote. Hugh Chancy was here to give information about the low THC oils or products stating that many people are finding relief with these products. They will be dispensed by a licensed Pharmacist and prescribed by a Doctor. He stated that he does see a need for this in our area. Does anyone have any questions? None noted.

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

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

## **DISCUSSIONS:**

### **A. EAST PARK AND BLAKELY STREET REPAVING-\$154,248.20- h & h PAVING-LMIG, SPLOST VIII (MAYOR CAIN)**

Mayor Cain stated that a bid was put out for East Park and Blakely St. repaving. We received three bids. Scruggs Concrete, Reams and Son concrete and one from H and H paving. The recommendation is for low bid which is H&H paving at \$154,248.20. \$84,000 will come from LMIG and \$70,000 balance will come from SPLOST VIII. Does anyone have any questions? None noted.

## **DEPARTMENT REQUESTS:**

### **A. CREATED WETLANDS REHABILITATION-JACK WISENBAKER CONSTRUCTION-\$22,500-PROPRIETARY FUND (PWD JONES)**

PWD Jones stated that this is necessary to bring the wastewater treatment facility into compliance with the recommendations made by EPD. Thus, allowing us to discharge into the tributary of Turkey Creek. Areas of the wetlands will be excavated to allow for greater flow and treatment capacity. He stated that this is maintenance for the wastewater and is to remove the grass. This is a fair price and it is done every few years and this is the first time that we have done this. Does anyone have any questions? None noted.

### **B. DUMP TRUCK PURCHASE-CAPITAL CHEVROLET FLEET-\$86,761- SPLOST VIII (PWD JONES)**

PWD Jones stated this is a request to purchase a Dump truck from Capital Chevrolet fleet. The amount is \$86,761 which is below the usual \$100,000 price. This would be paid out of SPLOST VIII. Our current dump truck is old and in need of replacement. The current

truck broke down during pick up after the storm and was repaired for use but is old.

**C. SURPLUS PROPERTY (PWD JONES)**

PWD Jones stated we have several items to surplus: One John Deere zero turn lawn mower, one Ford tractor that is not running, one 1998 F-150 that has transmission problems with over 200,000 miles and one old cement mixer which we replaced in August of 2023.

**D. 2 POLICE CARS-WOODY FOLSOM OF DOUGLAS-\$105,000-SPLOST VIII-CHIEF DAVIS**

Chief Davis would like to purchase two police cars fully equipped from Wood Folsom of Douglas. They have a few in stock. The cost would be \$105,000 and this would be paid out of SPLOST VIII. These cars will come fully equipped.

**E. FIRE CHIEF RECOMMENDATION (MAYOR BRUCE CAIN)**

This autumn will be discussed an executive session.

**A motion was made to enter Executive Session to discuss Personnel by Councilman Barfield which was seconded by Councilmember White. Councilmember White, Councilman Barfield, Councilman Davis, and Mayor Pro Tem Rosatti all voted in favor of the motion.**

**A motion was made to exit Executive Session by Councilman Barfield and seconded by Councilmember White. Councilman Barfield, Councilman Davis, Councilmember White and Mayor Pro Tem Rosatti all voted in favor of the motion.**

**SET DECEMBER COUNCIL MEETING AGENDA:**

All items are moved to the consent agenda.

**SET DECEMBER CONSENT AGENDA:**

- E. Park St and Blakley Street repaving - \$154,248.20 - H&H paving-LMIG, SPLOSTV III.
- Created wetlands rehabilitation - Jack Wisenbaker Construction - \$22,500 - Proprietary fund
- Dump truck purchase dash capital Chevrolet fleet \$86,761 - SPLOST VIII
- Surplus property as listed
- Two police cars - Woody Folsom of Douglas -\$105,000 - SPLOST VIII
- Fire Chief appointment

**THE MEETING WAS ADJOURNED AT**

**ADJOURN.**

---

**MAYOR BRUCE CAIN**

---

**CITY CLERK LISA MASHBURN**