

Minutes of Hahira Council Meetings held during the month of October 2007

Hahira City Council
October 8, 2007
Work Session
6:30 P.M. Courthouse

Mayor and City Council met for a work session on Monday October 8, 2007, at the Courthouse with Mayor Wayne Bullard presiding.

PRESENT:

Mayor Wayne Bullard, City Manager Jonathan Sumner, Councils, Rose Adams, Ralph Clendenin, Terry Benjamin, Police Chief Terry Davis, Fire Chief Dwight Bennett, City Clerk Diane Bellflower.

Absent: Councilman Ogundu

Mayor Wayne Bullard called the meeting to order.

REVIEW/CORRECTIONS OF MINUTES:

- A. September 4, 2007 Work Session
- B. September 6, 2007 Council Meeting

Councilwoman Adams stated that there was a correction that needed to be made in the August minutes.

REVIEW OF BILLS/BUDGET OVERAGES:

There was no discussion of the bills or budget.

PUBLIC HEARINGS:

A.HA-2007-06 Text Amendment Request by the City of Hahira:

City Manager Jonathan Sumner stated that the City of Hahira is proposing to amend Section 8 of its zoning Ordinance to include provisions for the re-establishment (continuance) of a non-conforming use. The City of Hahira Zoning Ordinance currently contains provisions for the reconstruction of a non-conforming use if it is damaged by any type of natural disaster. However, it does not include provisions should a non-conforming use be discontinued for a period of more than one year. The current provisions of the Zoning Ordinance state that once a non-conforming use is discontinued for more than one year, it may in no circumstances be reestablished. The proposed text amendment would grant the City Council the ability to approve a reestablishment of a non-conforming use on a case-by-case basis. This amendment will give the Hahira City Council the necessary authority to approve variance requests on a case by case basis when the stated four criteria have been met. This allows the Council to protect its citizens from adverse impacts of specific uses while incorporating increased flexibility into the Ordinance.

B.HA-2007-07 Re-establishment of a Non-Conforming Use Request by Herbert Scruggs:

Mayor Wayne Bullard stated that several years ago Mr. Scruggs had a mobile home there. Since then it has been removed. Now Mr. Scruggs would like to put another mobile home there. City Manager stated that the applicant is requesting to re-establish a non-conforming use. The subject property consists of 27.50 acres and is currently zoned single-family residential (R-10) and Light Manufacturing (M-1). The property is located at 404 N. Lowndes Street in Hahira. The property currently has an existing home, a barn and a utility building. The applicant intends to use this property for residential use with the establishment of a mobile home on the property. The applicant would like to move in a family member. The Planning Commission reviewed this request at their regular meeting in September and recommended approval of the request. The vote was 8-0.

C.HA-2007-08 Variance Request to Hahira Zoning Ordinance by Ronnie and Connie Cooper:

City Manager Sumner stated that the applicants are requesting a variance to the minimum rear back yard setback requirement. The property is located at 824 Danielle Way in Hahira. The property is zoned Single-family Residential and contains a single-family site built residence. The Cooper's are requesting a 10'3" rear yard setback variance in order to construct a handicapped accessible bathroom. The applicants would like to do this because they have a handicapped daughter. The Planning

Commission reviewed this request in their September meeting and the vote was 8-0.

D.Public input on 2008 Budget (City Manager):

City Manager Sumner stated that there was a copy of the 2008 budget at City Hall, and the budget has also been advertised. In September, Council made a preliminary approval of the budget. Council will receive public input on this budget Thursday night. A final budget decision will be made at the December Council Meeting.

DISCUSSIONS:

A.Probation Report:

Jessica Freeman, probation officer for the City of Hahira stated to Mayor and Council that she had prepared a document from May through September. She asked Council and Mayor to look at the handout that she gave them. She stated that under the column (new) these are the cases that started in May. She stated for May there were three cases, June 8 cases, and July 0 cases due to not having court, August 15 cases and September 7 cases. She stated that the total amount collected for Fines was \$ 11,737.00, Supervision \$2,796.00, Drug Screens \$120.00, and the total amount collected was \$14,653.00. This amount is current through September 30, 2007. City Manager thanked Jessica for doing a good job.

B. Georgia Rural Water Association Report:

Bill Powell with the Georgia Rural Water Association gave a presentation to Mayor and Council on Water and Wastewater Rate Study. Mayor and Council agreed to meet with Mr. Powell at a later date, to discuss the issues further.

C. Underground Electrical Utilities in Subdivision (City Manager)

City Manager Sumner stated to Mayor and Council that he would work with Zoning Administrator Anne Marie Wolff to bring an amendment on this section before the Council in a future meeting.

D. Billboard Posts on Williams Property: (Councilwoman Adams):

City Manager Sumner stated that he and Chief Davis went up to Adel. He stated that there were about three rusty sign poles. He stated that he and Chief Davis went to speak with Steven Williams. He stated that they had some good response and took several pictures. City Manager Sumner stated that they would give him thirty days to correct this.

E. University of Georgia Salary Study (City Manager)

City Manager Sumner stated that in Council's packet under item 8E they have a contract proposed with the University

of Georgia. City Manager Sumner stated that the person who would be doing the study is Dr. Stephen Condrey. The total cost of the study will be \$7500.00, and could be paid for out of proceeds from the sale of the hospital.

F. Resolution of Slum and Blight Declaration (City Manager)

City Manager Sumner stated that this is the next step in the application that will come before the Council before it is submitted to apply for a low interest loan to Citizens Community Bank for the purchase of the hospital. He stated that in Council's packet under item 8F they have a Resolution to declare a spot basis Slum or Blight National Objective. What this Resolution does is creates an eligibility for the property to be applied for under this program.

G. PRN Police Officer (Chief Davis)

Chief Davis stated that he had recently lost two police officers. He would like to bring in other police officers on a part time basis to work if needed. Chief Davis will present a proposal to Council for the creation of a part time as needed police officer pool. Chief Davis stated that this would help him be more flexible for scheduling, disasters or special events. These would be certified police officers that would not need academy training.

H. Spray field Work (City Manager)

City Manager Sumner stated that he is not asking for any action on this item. This is a contract from Stevenson and Palmer for the expansion of the spray field and seasonal application documentation required by EPD. Sumner stated he was also in the process of getting additional quotes from other firms.

DEPARTMENT REQUEST:

A. Ultraviolet Light Service Contract (PWD Warren)

Public Works Director Warren stated that the city is working with Aquionics for the Wastewater Treatment Ultraviolet Light Assembly. There are two prices: One is \$6,100.00 and the other is \$1,781.98. The total service contract price is \$7,881.98.

B. Attendance at Georgia Rural Water Conference: (PWD WARREN)

PWD Warren stated that he would like to attend the Georgia Rural Water Association Training Conference in Helen Georgia October 28-30 2007.

C. PATROL CAR (CHIEF DAVIS)

Chief Davis stated that he had received quotes for a new patrol car. He stated he currently has approximately \$30,000.00 in this year's budget for a vehicle purchase. He stated that he would

like to purchase a Trailblazer. Chief Davis stated that this was needed for public safety.

Swear-in of Fire Department PRN Arson Investigator, Craig Wells: Fire Chief Bennett stated that he would like to have Craig Wells sworn in as the Arson Investigator, PRN.

REPORTS:

Mayor Wayne Bullard stated that he and the City Manager met with the people who want to bring in the winery. He stated that they showed them some figures and they seemed interested.

City Manager Jonathan Sumner asked Mayor and Council to mark their calendars for the Community Development Block Grant that has been put out for bid. These bids will come in October 23, 2007, at City Hall at 2:00 P.M.

The meeting was adjourned at 8:45 P.M.

Wayne Bullard, Mayor

Diane Bellflower, City Clerk

OCTOBER 11, 2007

7:30 P.M.

COURTHOUSEHAHIRA CITY COUNCIL

PRESENT: Mayor Wayne Bullard, City Manager Jonathan Sumner, Councils, Rose Adams, Terry Benjamin, Temple Ogundu, Ralph Clendenin, City Attorney Rob Plumb, Fire Chief Dwight Bennett, Police Chief Terry Davis, PWD Donnie Warren, City Clerk Diane Bellflower.

Mayor Wayne Bullard called the meeting to order. A quorum was established.

Mayor Wayne Bullard led the Pledge of Allegiance.

City Manager Jonathan Sumner gave the Invocation.

REVIEW/CORRECTIONS OF MINUTES:

- A. September 4, 2007 Work Session
- B. September 6, 2007 Council Meeting
- C. August 2, 2007 Council Meeting

Mayor Wayne Bullard asked for a motion to approve the minutes. **Councilwoman Adams made a motion to approve the minutes, seconded by Councilman Ogundu, vote was unanimous.**

REVIEW OF BILLS/BUDGET OVERAGES:

City Manager Sumner gave Mayor and Council a copy of all bank accounts. They were up to date as of September 30, 2007. He also informed Mayor and Council that he would give them a copy of the Revenue and Expenditure report. Mayor Wayne Bullard asked for a motion to accept the bills. **Councilman Ogundu made a motion to pay the bills, second by Councilman Clendenin, vote was unanimous.**

PUBLIC HEARINGS:

Public Input on 2008:

City Manager Sumner stated that they had been working on the budget since May. Department Heads have produced their recommendations and sent them to administration; administration took those recommendations and submitted those to the Council in mid July. The Council has had two workshops to consider the budget. The budget was preliminary approved, as the City code requires at the last Council meeting. City Manager Sumner stated that the next step was to advertise and hold a Public Hearing. That Public Hearing is

tonight. No one spoke on behalf of the budget.

CITIZENS TO BE HEARD:

Carol Jacobs, 402 E Stanfill Street, thanked everyone for their hard work during the Honey Bee festival. She thanked the City of Hahira and especially Public Works stating they did a great job. Councilman Clendenin also thanked Carol and the Honey Bee Committee for doing a great job.

DISCUSSIONS:

A. University of Georgia Salary Study:

City Manager Sumner stated that he had contacted the Carl Vinson Institute of Georgia to come down and do a salary study for the City of Hahira. The total cost for this would be \$7,500.00. This would be started in December if Council approves this tonight.

Councilwoman Adams stated that \$7,500.00 is a lot of money to pay for a study. She stated that the City Manager is well qualified and capable of doing the study.

Councilwoman Adams stated that

she had her full confidence in him, his know how and ability.

Councilwoman Adams stated that DCA had available a wage and salary survey, a classification upgrade system and pay plan, job descriptions and evaluations, how to train personnel, how to develop a work plan schedule, a job analysis and how to conduct one, a compensation survey, and how to develop a pay plan.

Councilwoman Adams stated that up until a few years ago a scale was used with the step grade. She did not feel an expenditure of \$7,500.00 was justified.

Councilwoman Adams stated that the City Manager could be sent to training, or the software could be purchased. Councilwoman Adams stated that the need to be careful of what and how we spend the city's money. Councilman Clendenin stated that he agreed with Councilwoman Adams and believes we should also use the DCA website. Councilman Benjamin stated that he had also visited the DCA website and their pay scale was not consistent for

employees that have been employed for a number of years. Councilman Benjamin agreed with City Manager Sumner on having this study done for the city. Mayor Pro-Tem Ogundu asked the City Manager to research the staff help DCA could provide on a salary survey. Sumner stated he would report this to Council at a later date. Mayor Wayne Bullard asked for a motion to postpone this until that time. **Councilman Ogundu made a motion to postpone, second by Councilman Clendenin, vote was unanimous.**

RESOLUTION OF SLUM AND BLIGHT:

City Manager Sumner stated to Mayor and Council that he had presented this to them on Monday night at the Work Session. This application will come before the Council before it is submitted to apply for a low interest loan to Citizens Community Bank for the purchase of the hospital. This Resolution

would create an eligibility for the property to be applied for under this program. This Resolution is the first step in this process; the next step is a Public Hearing that can be held at the next Council meeting, as well as the approval for the Mayor to authorize the signing of the documents that would submit this grant application to the Department of Community Affairs. Mayor Wayne Bullard asked for a motion to accept the Resolution of the Slum and Blight. **Councilwoman Adams made a motion to accept, second by Councilman Clendenin, vote was unanimous.**

CONSENT AGENDA:

1. ULTRAVIOLET LIGHT SERVICE CONTRACT:

2. ATTENDANCE AT GEORGIA RURAL WATER CONFERENCE:

3. PATROL CAR

After a lengthy discussion, Mayor and Council decided to postpone the patrol car purchase until a later date. Removing this from the consent agenda Mayor Wayne Bullard asked for a motion to accept the Ultraviolet Light Service Contract. **Councilman Ogundu made a motion to accept, seconded by Councilman Clendenin, vote was unanimous.**

REPORTS:

Fire Chief Dwight Bennett stated that the Hahira Fire Department was presented with a flag for their involvement in helping fight the fires in Waycross Georgia. Congressman Kingston presented this to him.

Councilman Clendenin thanked everyone for a great Honeybee festival.

Councilman Ogundu also thanked the Honeybee Committee for doing a great job. He stated that this was one of the best years yet. He also thanked Public Works for doing such a great job with the clean up after the festival was over. He also thanked the Police Department and Fire Department for also doing a great job.

Councilman Benjamin stated that he was out of town and missed the Honeybee festival but said all he heard were great reports on how well everyone worked for the Honeybee festival. He also reminded everyone to still consider the fire station on the other side of the tracks and that this is something Hahira needs.

Councilwoman Adams thanked Mayor Bullard, Nancy Purvis, and Tracy Davis for the fall decorations

around the City of Hahira. She also thanked Belinda Clanton for the flowers at City Hall. She also gave a special thank you to the Honeybee Festival Committee. She also thanked Helen Pettijean for the work that she put into the Country Dance. She stated that the caboose looked great after being painted. She thanked Public Works for all the hard work that they have done.

City Manager Jonathan Sumner stated that the fire department did a great job during the Honeybee festival; also, he thanked the Police Department for all their work during this time. He also thanked Donnie and the Public Works Department.

PUBLIC HEARINGS:

A.HA-2007- 06 Text Amendment Request by the City of Hahira. Sumner stated that the City is proposing to amend section eight of its Zoning Ordinance to include provisions for the re-establishment of a non-

conforming use. The City of Hahira Zoning Ordinance currently contains provisions for the reconstruction of a non-conforming use if it is damaged by any type of natural disaster. However, it does not include provisions should a non-conforming use be discontinued for a period of more than one year. The current provisions of the Zoning Ordinance state that once a non-conforming use is discontinued for more than one year, it may in no circumstances be re-established. This amendment would grant the City of Hahira the ability to approve a re-establishment of a non-conforming use on a case-by-case basis. The planning staff recommended approval for this. The vote was 8-0. Mayor Wayne Bullard asked for those opposed to come forward. None Came. Mayor Wayne Bullard asked for those in favor to come forward. Mr. Wilmon Stanley stated that he would like to speak in favor of this for the fact that he believes Hahira City Council should have the authority on a case-by-case basis.

Discussion ensued on this text amendment. Mayor Wayne Bullard asked for a motion to accept this Text Amendment

Request. Councilman Benjamin made a motion to accept. Councilman Clendenin and Councilwoman Adams opposed, Councilman Ogundu abstained. The

motion was denied.

B. HA-2007-07 Re-establishment of a Non-Conforming Use Request by

Herbert Scruggs.

Several years ago Mr. Scruggs had a mobile home on his property at 404 N. Lowndes Street Hahira, Georgia. The property currently has an existing home, a barn and a utility building. Now the applicant would like to move in another mobile home for a family member to live there. City Manager Sumner stated that because the Text Amendment was not approved, this case 7-B technically could not be approved. Mr. Ken Garren spoke on behalf of the applicant Bert Scruggs. He stated that he would hope Council would give this some consideration. **Due to the denial of HA-2007-06, no action was taken on this request.**

C. HA-2007-08 Variance Request to Hahira Zoning Ordinance by Ronnie and Connie Cooper:

Ann Marie Wolff stated that the Cooper's would like to request a variance to a rear yard setback. The

property is at 824 Danielle Way. They are requesting this variance so they can build a handicapped accessible bathroom for their daughter. The applicant spoke on behalf of her daughter, asking the Council to approve the request. Mayor Wayne Bullard asked for a motion to accept this variance. **Councilman Clendenin made a motion to accept, second by Councilman Ogundu, vote was unanimous.**

REPORTS:

Mayor Wayne Bullard thanked Carol Jacobs and all the Honeybee Festival Committee for all their hard work; also, he thanked Public Works for the good job that they done. He also recognized the Fire Department and Police Department for a job well done. He thanked everyone for all the effort that they put out. He stated he is hearing many good and positive things about Hahira.

Mayor Wayne Bullard asked for a motion to adjourn the meeting. **Councilman Benjamin made a motion to adjourn, second by**

**Councilman Ogundu, vote was
unanimous.**

The meeting was adjourned at 9:00
P.M.

Mayor Wayne Bullard

Diane Bellflower, City Clerk

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