

Minutes of Hahira Council Meetings for March, 2009

**HAHIRA CITY COUNCIL
WORK SESSION
MARCH 02, 2009
6:30 P.M.
COURTHOUSE**

Mayor and Council met for a Work Session March 02, 2009 at the Courthouse with Mayor Wayne Bullard presiding.

PRESENT:

Mayor Wayne Bullard, Councils: Mayor Pro Tem Adams, Terry Benjamin, Ralph Clendenin, Bruce Cain, City Manager Jonathan Sumner, Police Chief Terry Davis, Fire Chief Dwight Bennett, Director Donnie Warren, City Clerk Belinda Chappell.

REVIEW/CORRECTION OF MINUTES:

February 02, 2009 Work Session

B.) February 05, 2009 Council Meeting

Mayor Bullard asked if there were any questions concerning the minutes. Mayor Pro Tem Adams stated she would like her statement regarding her being a charter member of the Outreach Program and fighting to keep Hahira a drug free community added to the minutes. City Clerk stated this would be added to the February 05, 2009 Council minutes.

REVIEW OF BILLS/BUDGET OVERAGES:

Mayor Bullard asked if there were any questions concerning the bills. Mayor Pro Tem Adams stated she had questions concerning the bills, but she would wait until later during the week to discuss what questions she had with the City Manager.

PUBLIC HEARINGS:

**Text Amendment to Allow for the Sale of Beer and Wine By-The-Drink
(Second Reading- City Attorney)**

City Manager Sumner stated to Mayor and Council this was the second reading and that City Attorney Rob Plumb would be present on Thursday night at the Council meeting to answer any specific questions that Council may have regarding the text amendment to allow for the sale of beer and wine by the drink.

Text Amendment for Zoning Ordinance for the Provision of Abandoned Signs (City Manager)

City Manager Sumner stated to Mayor and Council that he and Chief Davis looked at abandoned signs around the City of Hahira. Sumner stated that in the existing zoning ordinance there was nothing specifically stated that if someone had an abandoned sign the City could go and require the owner of the sign to clean up and paint the sign if needed, and if the owner of the sign did not repair the sign, the sign would be removed. Sumner stated this was not posted in the existing zoning ordinance. Sumner stated the City's planning and zoning administrator had prepared a text amendment to the zoning ordinance and submitted it to the Planning Commission. Sumner stated that the Planning Commission unanimously approved this amendment and that the last step of the process was to be unanimously approved by Council on Thursday night at the Council meeting, and then this would become part of the zoning ordinance.

DISCUSSIONS:

Consideration of Resolution to Endorse Project Adjacent to Audubon Heights (City Manager)

City Manager Sumner stated to Mayor and Council this was a request made by developers from Valdosta who operates several apartment complexes around southern Georgia. Sumner stated a copy of the proposal was available at City Hall for anyone wishing to review. Sumner stated the project was to build apartments on a multi-family zoned area adjacent to Audubon Heights. Sumner stated the proposal was for the developer to take advantage of receiving tax credits from the State in order to develop the property. Sumner stated the endorsement from Council would enable the developer to apply for the tax credits, but this was not a guarantee the developers would receive the tax credits. Sumner stated he would entertain any questions Council may have. Councilman Clendenin stated he was concerned that the City would need to purchase a new fire truck with a ladder to be able to service the three-story apartment complex. Fire Chief Bennett stated the City currently needed a ladder truck to be able to service several warehouses located within the City. Bennett stated it would help to have a ladder truck for the apartment complex, but not specifically for the apartments, the City was in need of a ladder truck anyway. Mayor Pro Tem Adams stated she was concerned with the phone calls that she had been receiving from citizens of Hahira regarding the apartment complex. Adams stated there were many concerns from the citizens who reside in Audubon Heights. Mayor Pro Tem Adams stated she was concerned if the multi-family zoning that took place in 2001 was zoned for low-income apartments. Adams stated a few concerns that she had were how many of the apartments complexes that were listed in the proposal from Investors Management were low income apartments. City Manager Sumner responded in the proposal there were a few of the listed apartments that were low-income apartments, which Investors Management operate. Mayor Pro Tem Adams asked how many of the 39 apartment developments that were in the proposal from Investors Management were low-income apartments. Mark Karras, representing Investors Management responded that the company manages 55 apartment complexes and out of the 55, approximately 50 of the apartments were considered income restricted. Mr. Karras stated he was not fond of using the term low income. Mayor Pro Tem Adams stated low-income was the term used in the proposal for Quail Rise Apartments that Investors Management wanted to build in Hahira. Mr. Karras stated in the proposal it stated the income restrictions that each household was limited for a 1, 2, or 3 bedroom unit. Mr. Karras stated Investors Management managed about 45 to 50 "income restricted" or "low-income" apartments. Mr. Karras stated these apartments were tax credit apartments and many were funded through the rural housing program. Adams stated Investors Management managed 8 apartment complexes in Lowndes County and was concerned with how many of the 8 were low-income apartments. Mr. Karras stated he would have to do some research to find out how many of the apartments listed were low-income apartments. Mayor Pro Tem Adams stated she was concerned with why Investors Management could not build apartments similar to the Links in Hahira. Adams stated the proposed apartments were adjacent to a very upscale subdivision and around houses

that people have lived in their entire life, and the apartments would alter their lifestyle. Adams stated the traffic would be very heavy in that area. Adams stated she was concerned with how this development could improve the lifestyle of the people that already live in Hahira. Mr. Karras responded that this may not improve their lifestyle significantly, but it also would not make their lives any worse by building these apartments. Mr. Karras stated by building the apartment complex it would help other individuals be able to afford a nice place to live and that not everyone would be able to live there due to the restrictions on the income. Mr. Karras stated there was a great need for these apartments in Hahira. Mr. Karras stated it would not be detrimental to the residents in that area and that the property was zoned in 2001 for multi-family units. Karras stated eventually there would be apartments built there. Mayor Pro Tem Adams stated in the retreat she was told the owner of the property would sell to Investors Management if they received the tax credits. Mr. Karras responded that was correct, Investors Management would buy the property from the owner if they received the tax credits. Mayor Pro Tem Adams stated this would increase the population in that district to about 250 people. Adams stated she was very concerned about public safety and the one-way entrance and exit on the property. Mr. Karras stated the developed property would have to meet all the required codes for safety including the fire codes. Mayor Pro Tem Adams stated she was concerned with when the sight plans would be available for the public to view. Mr. Karras responded the proposal included the initial site plans for the property. Adams stated she was concerned if the City would receive a copy of the site plans and maybe a letter of intent to the City stating exactly what would be built on the property. Karras stated a more detailed sight plan could be provided and also a commitment in writing on what would be built on the property if this was what the City requested. Adams stated the initial sight plan did not explain in detail what would be built, such as the height of the building and the correct number of parking spaces that would be needed. Adams stated this would be like signing a resolution and not knowing what would be built. Adams stated she was concerned if there would be an onsite manager living at the apartments, whether the apartments were listed as low income or not. Mr. Karras stated the majority of the apartments have onsite managers living there. Mayor Pro Tem Adams stated to she would like to have the Mayor's permission for several of the citizens to voice their concerns on the proposed apartment complex. Councilman Clendenin stated he was concerned if the statement was correct that the developers would not be building apartments on the property if they did not receive the tax credits. Mr. Karras stated that was correct, they would not be building apartments on that property; but it was zoned for an apartment complex and that some other developer could buy the property and build apartments on it. Karras stated the tax credits allowed a developer to build a much nicer facility, but associated with the tax credits were income restrictions. Councilman Clendenin stated he was concerned if the developers would be building a \$4 million dollar complex or a \$9 million dollar complex. Mr. Karras responded the \$9 million dollar complex was with the tax credits but he was not sure how much of that would be spent on construction of the complex, that the total included all costs for developing the complex. Mayor Bullard gave his permission for the citizens to voice their concerns and asked if the citizens had a spokesperson for the group. Mr. James Jack residing at 208 Woodduck Point, Hahira 31632. Mr. Jack stated to Mayor and Council he was concerned about the proposed apartment complex being adjacent to Audubon Heights. Jack stated the 3 story apartments would back up to their backyards and he felt this would have a negative impact on the property value for Audubon Heights. Jack stated that the citizens living in Audubon Heights were opposed to this issue. Amanda Hawke residing at 216 Thrasher Way Hahira 31632. Mrs. Hawke stated to Mayor and Council that she would like a list of addresses of some of the other apartments complexes that Investors Management built that were low income housing. Mrs. Hawke stated she was concerned with the safety issue of having these apartments policed. Chief Davis stated he would like to request a copy of the addresses of the low-income houses in Lowndes County. Gary Wright residing at 219 Redbird Place Hahira 31632. Mr. Wright stated to Mayor and Council he was concerned with the square footage of the apartments. Mr. Karras with Investors Management stated the square footage had to meet the DCA code requirements. Calvin Hawke residing at 216 Thrasher Way Hahira 31632. Mr. Hawke stated to Mayor and Council he would like the website of the Georgia Department of Community Affairs to look up the square footage requirements for the apartments. Mr. Karris gave Mr. Hawke the website for DCA. Martha Plair residing at 115 E. Stanfill Hahira 31632. Mrs. Plair stated to Mayor and Council she was concerned with the safety issue of the proposed apartments being built adjacent to Audubon Heights. Mrs. Plair stated that the issue of having a one way in and one way out entrance/exit was dangerous incase of a fire situation at the apartments. Plair stated the need for a ladder truck, more policing and emergency services would be needed if the

proposed apartments were built adjacent to Audubon Heights. Mayor Bullard stated there would be more discussion on this issue at the Thursday night Council meeting.

Attendance at GMA Annual Conference (Mayor)

Mayor Bullard stated to Council this was the annual conference that GMA hosts each year in Savannah. Mayor Bullard stated he would like to attend this conference since Council was not able to attend the conference in Atlanta earlier this year. Mayor Bullard stated he would like for Council to consider this item for Thursday night at the Council meeting. City Manager Sumner stated to Mayor and Council if they were interested in attending this conference, the online registration was on Thursday morning at 9 a.m. and that all classes and lodging booked up quickly. Councilman Clendenin stated he was concerned with the decision that Council made to cut travel for FY2009. Mayor Bullard stated he wanted this put on the agenda for discussion at the Council meeting.

DEPARTMENT REQUESTS:

Fire Chief's Spring Conference (Chief Bennett)

Chief Bennett stated to Mayor and Council that this conference was for his annual re-certification for his executive management hours. Bennett stated the conference would be held at St. Simons Island on February 8th, 9th and 10th.

Notification of Free Training for Fire Department Staff (Chief Bennett)

Chief Bennett stated to Mayor and Council this was offered to a certain amount of Fire Departments for free training in Baltimore Maryland. Chief Bennett stated the training was free and lodging was also paid for the attendees. Bennett stated the only costs that would be accrued would be fuel to drive to Maryland and back. Chief Bennett stated there would be three firemen from Hahira attending the training.

Purchase of Tractor (Director Warren)

Director Warren stated to Mayor and Council a new tractor was needed to mow the City's right-of-ways. Warren stated the tractor that Public Works currently had was a 1992 model and had been repaired numerous times. Warren stated he had received three bids for a new tractor for Council to review.

EXECUTIVE SESSION:

Mayor Bullard asked for a motion to come out of the regular meeting and enter into executive session for the purpose of discussing personnel matters. **Councilman Cain made a motion, seconded by Councilman Benjamin, vote was unanimous.** Mayor Bullard asked for a motion to come out of executive session and enter back into the regular meeting authorizing the Mayor to sign the affidavit saying the only thing discussed was personnel matters. Councilman **Benjamin made a motion, seconded by Councilman Clendenin, vote was unanimous.**

There being no further business to discuss, the meeting adjourned at 7:45 P.M.

Mayor, Wayne Bullard

City Clerk, Belinda Chappell

**CITY OF HAHIRA
COUNCIL MEETING
MARCH 05, 2009
7:30 P.M.
COURTHOUSE**

Mayor and Council met for a Council Meeting March 05, 2009 at the Courthouse with Mayor Wayne Bullard presiding.

PRESENT: Mayor Wayne Bullard, Councils: Mayor Pro Tem Adams, Terry Benjamin, Bruce Cain, Ralph Clendenin, City Manager Jonathan Sumner, Police Chief Terry Davis, Fire Chief Dwight Bennett, Director Donnie Warren, City Attorney Rob Plumb, City Clerk Belinda Chappell.

CALL TO ORDER: Mayor Wayne Bullard

ESTABLISH QUORUM: Mayor Wayne Bullard

PLEDGE OF ALLEGIANCE: Mayor Wayne Bullard

INVOCATION: City Manager Jonathan Sumner

REVIEW/CORRECTION OF MINUTES:

February 02, 2009 Work Session

February 05, 2009 Council Meeting

Mayor Bullard asked if there were any questions concerning the minutes. Mayor Pro Tem Adams stated she was concerned if the corrections had been made to the February Council minutes. City Manager Sumner stated the corrections had been made. . **Councilman Benjamin made a motion, seconded by Mayor Pro Tem Adams, vote was unanimous.**

REVIEW OF BILLS/BUDGET OVERAGES:

Mayor Bullard asked if there were any questions concerning the bills. Mayor Pro Tem Adams stated she was concerned with the charge from 5 Star Pressure Washing for detailing the nutrition car, and would like to know who authorized the charge. City Manager Sumner stated he would research the charge and report back to Council. Mayor Pro Tem Adams stated she was concerned with the charge from Sam's Club and would like to know how many club cards the City had. Sumner responded the City had around 5 cards for employees who purchase supplies for the City and the charge was for yearly dues. Mayor Pro Tem Adams stated she was concerned with the charge from the City of Valdosta for consulting. Sumner responded this charge was for the money that was over paid to the City of Hahira and the charge was a

monthly installment payment. Councilman Clendenin stated he was concerned if the repayment came out of the general or the proprietary fund. Sumner responded that he believed it was divided between the two funds. Mayor Bullard asked for a motion to pay the bills. **Councilman Clendenin made a motion, seconded by Councilman Benjamin, vote was unanimous.**

PUBLIC HEARINGS:

Text Amendment to Allow for the Sale of Beer and Wine By-The-Drink (Second Reading- City Attorney)

City Attorney Rob Plumb stated to Mayor and Council that nothing had changed in the amendment from the prior meetings. City Manager Sumner stated a copy was available at City Hall for review. Mayor Pro Tem Adams stated the City of Hahira already had 7 different places where people could buy alcohol and leave the premises with the alcohol. Adams stated the pouring license would allow a restaurant to serve beer and wine inside the premises. Mayor Bullard asked if there was anyone wishing to speak in favor. Lisa Hughes residing at 5840 Staten Road Hahira, GA 31632. Ms. Hughes addressed Mayor and Council she was in favor of the sale of beer and wine by the drink to be able to keep the revenue in Hahira instead of people traveling to Adel or Valdosta to get a meal with a glass of wine. Minnie Stalvey owner of Courtyard Café addressed Mayor and Council the reason she would like to have the beer and wine-pouring license was to help Hahira not hurt Hahira. Stalvey stated she would like to be able to open the restaurant during the evening and have customers be able to have a meal with a glass of wine or beer without leaving Hahira and going to Adel or Valdosta to get it. Mayor Bullard asked if there was anyone wishing to speak against. Sheila Warren residing at 705 E. Main Street Hahira GA 31632. Ms. Warren addressed Mayor and Council that for 10 years her sole purpose was to try and reduce drugs and alcohol among teens. Warren stated with help, she had formed several groups that include Teen Explosion, the Outreach Program and Camp Learn A lot for teens to say no to drugs and alcohol. Warren stated that this could hurt our community and our youth. Warren stated that most people do not know when they have had too much to drink and that they would be leaving the restaurant after the consumption of alcohol and could cause a serious accident. Mayor Pro Tem Adams stated to Mayor and Council she was a charter member of the Outreach Program and the program was formed 13 years ago. Adams stated she did not believe that a restaurant had to serve alcohol to have a profitable establishment. Adams stated that some want to believe that the economy will be better by serving beer and wine by the drink and that these kind of sales will increase their business. Adams stated that some want to believe by selling the number one drug in America by the drink in Hahira would benefit the community. Adams stated she and others believed this was wrong. Adams stated that everyone knew someone whose life had been affected by the use of alcohol or drugs and that we as community leaders hold the responsibility to prevent these kinds of problems for our constituents, not promote them. Adams stated the community belonged to all who lived there, not just those who believed that alcohol would solve the economic problems. Adams stated the consumption of beer and wine by the drink was in essence, endorsing the negative affects of alcohol; drunk driving, alcoholism, etc. Adams stated this would have a negative affect on our lifestyle, safety, family, community and our lives and she was against the sale of beer and wine by the drink.

Text Amendment for Zoning Ordinance for the Provision of Abandoned Signs (City Manager)

City Manager Sumner stated to Mayor and Council this was an amendment that was presented to Council in December of 2008. Sumner stated this was an amendment to the abandoned sign ordinance. Sumner read the amendment to the abandoned sign ordinance. Sumner stated the Planning Committee had unanimously approved the amendment and if Council approved the amendment, it would go into place. Mayor Bullard asked if there was anyone wishing to speak in favor. Mr. Wilmon Stanley residing at 308 S. Washington Street Hahira, GA 31632. Mr. Stanley addressed Mayor and Council that he thought this was a good addition to the sign ordinance that Hahira had in place and that if the signs were not kept up, they should be considered abandoned. Mayor Bullard asked if there was anyone wishing to speak against. There was no one wishing to speak against. **Mayor Bullard asked for a motion to accept the**

amendment to the abandoned sign ordinance. Mayor Pro Tem Adams made a motion, seconded by Councilman Cain, vote was unanimous.

CITIZENS TO BE HEARD:

James Jack residing at 205 Woodduck Point Hahira, GA 31632. Mr. Jack addressed Mayor and Council with his concerns on the proposed apartment complex being built adjacent to Audubon Heights. Jack stated that he was against the low-income apartments being directly beside the neighborhood he lived in and that he would not had purchased his property if he had known low- income apartments were going to be built beside him.

Kim Eby residing at 216 Woodduck Point Hahira GA 31632. Ms. Eby addressed Mayor and Council with her concerns regarding the proposed apartment complex being built next to Audubon Heights. Eby stated she was opposed to the low-income part of the apartments. Eby stated she had experienced living next to low income in the past and had several bad experiences. Eby stated her family chose Hahira to live in and that if she had known the low- income apartments were going to be built next to her home, she would have not moved to Hahira. Norman Stewart residing at 205 Thrasher Way Hahira GA 31632. Mr. Stewart addressed Mayor and Council with his concerns about the low-income apartments. Stewart stated he and his family were opposed to the complex due to the fact that the low income had increased crime in the area and drugs. Mr. Wilmon Stanley residing at 308 S. Washington Street Hahira GA 31632. Mr. Stanley addressed Mayor and Council concerned about the apartment complex. Stanley stated there were 4 districts in Hahira but only one Hahira, one community. Stanley stated he believed in growth but controlled growth. Stanley stated that Hahira could not keep people out of the City depending on their income requirements. Stanley stated low-income citizens deserved a decent place to live. Quida Lane residing at 210 Randall Street Hahira GA 31632. Ms. Lane addressed Mayor and Council with her concerns regarding the low-income apartment complex. Lane stated she had lived in low income housing in the past and that was how she got on her feet to afford a nicer place to live. Lane stated she was in favor of the low-income apartments and that it would not have any effect on Audubon Heights. Frank Dye residing at 205 Redbird Place Hahira GA 31632. Mr. Dye addressed Mayor and Council concerned about the proposed low income apartments being built adjacent to Audubon Heights. Dye stated he was opposed to the low- income apartments and the endorsement for the tax credits. Marilyn Dye residing at 205 Redbird Place Hahira GA 31632. Ms. Dye addressed Mayor and Council with her concerns about the low- income apartments. Dye stated she would like the opinion of the Council on the low-income housing credits. Dye stated her family moved to Hahira because its small charming community and that she was opposed to the low- income apartment complex. Gary Wright residing at 219 Redbird Place Hahira GA 31632. Mr. Wright addressed Mayor and Council with his concerns on the low- income apartment complex. Wright stated there would be much impact on the safety services of Hahira and the traffic would be too much for the proposed area. Janice and Kurt Hoffman residing at 127 Mockingbird Crossing Hahira GA 31632. Mr. and Mrs. Hoffman addressed Mayor and Council with their concerns on the apartment complex. The Hoffman's stated they were opposed to the low- income apartments. Hoffman stated he felt as long as the person took care of their property, whether it was low -income or not, was the important issue. Hoffman stated if he had wanted to live in apartments or next to apartments, he would have moved to Valdosta not Hahira. Leann Griffin residing at 215 Redbird Place Hahira, GA 31632. Ms. Griffin addressed Mayor and Council with her concerns on the proposed low- income apartment complex. Griffin stated her family moved to Audubon Heights for the safety. Griffin stated she was a low- income parent and that she was proud of how far she had come. Griffin stated it was not the low- income labeling that she was concerned with, it was not knowing whether Hahira was going to represent the citizens and what the citizens wanted for their community. Melba Weldon residing at 406 e. Stanfill Street Hahira, GA 31632. Ms. Weldon addressed Mayor and Council with her concerns regarding the apartment complex. Weldon stated she urged Mayor and Council to approach this issue very carefully. Weldon stated there were citizens with many questions regarding the low- income apartment complex. Mr. Freeman Rivers residing at 204 S. Hall Street Hahira, GA 31632. Mr. Rivers addressed Mayor and Council with his concerns on the proposed apartment complex. Rivers stated with the economy as it is, there are people that were living in \$200,000 dollar homes that have lost their jobs and their homes who would appreciate living in a low- income apartment complex. Rivers stated that Hahira was in need of housing and that

Council should consider this issue carefully. Mr. Matthew Bradshaw residing at 613 Barnside Lane Hahira, GA 31632. Mr. Bradshaw addressed Mayor and Council with his concerns on the low- income apartments. Bradshaw stated if the low-income apartments were built, there would be much more crime and drugs that would come into Hahira and the City of Hahira does not need the apartments. Evelyn Robinson residing at 111 E. Lawson Street Hahira, GA 31632. Ms. Robinson addressed Mayor and Council with her concerns on the low -income apartments. Robinson stated she was opposed to the apartments and that she believed the crime would increase in the City of Hahira if the apartments were built. Kyle McClain residing at 220 Woodduck Point Hahira, GA 31632. Mr. McClain addressed Mayor and Council with his concerns on the low-income apartments. McClain stated he lived next to the proposed apartments and he felt these apartments would not be good for Hahira. McClain stated he was opposed to the apartments being built adjacent to Audubon Heights.

DISCUSSIONS:

Consideration of Resolution to Endorse Project Adjacent to Audubon Heights (City Manager)

City Manager Sumner stated to Mayor and Council he had done some research on the apartments that were listed in the proposal from Investors Management and presented a power point of some of a similar tax credit project. Sumner read a letter from Cam Jordan, the letter is attached. Dr. Ben Moye stated to Mayor and Council he was the developer of the property adjacent to Audubon Heights when it was zoned for apartments, as well as the developer for Audubon Heights. Moye stated he had objections to building Audubon Heights because of the traffic problems and safety services but he built a nice community in Hahira and he thought the apartment complex would also be well built and not have a negative effect on the citizens in Audubon Heights or the citizens of Hahira. Robert Byington , an architect with Investors Management stated he would answer any questions that Council may have. Byington stated only 2 of the buildings would be three story buildings and the others would only be 2 stories. Byington stated there was a discrepancy in the site plans that were presented to Council. **Mayor Bullard asked for a motion. Mayor Pro Tem Adams made a motion to take this item off of the agenda and postpone it to a later date, seconded by Councilman Cain, vote was unanimous.**

Attendance at GMA Annual Convention (Mayor Bullard)

Mayor Bullard stated to Council that he and Council were unable to attend the conference in Atlanta this year and he felt attendance at the GMA annual conference in Savannah was needed. Mayor Bullard asked for a motion. Councilman Benjamin made a motion, seconded by Councilman Cain. Mayor Pro Tem Adams stated it was decided that Council would not spend any money on travel this year so she would have to oppose to going to the conference in Savannah. Councilman Clendenin stated Hahira did not have the funds for Council to travel and it was cut from the budget this year, so he was opposed to attending the conference in Savannah. **Mayor Bullard asked for a motion. Councilman Benjamin made a motion to attend the conference in Savannah, seconded by Councilman Cain, Councilman Benjamin and Councilman Cain in favor, Mayor Pro Tem Adams and Councilman Clendenin opposed, Mayor Bullard broke the tie and was in favor of attending the GMA Annual Conference in Savannah.**

DEPARTMENT REQUESTS:

Fire Chief's Spring Conference (Chief Bennett)

Chief Bennett stated to Mayor and Council that this conference was for his annual re-certification for his executive management hours. Bennett stated the conference would be held at St. Simons Island on February 8th, 9th and 10th. **Mayor Bullard asked for a motion. Mayor Pro Tem Adams made a motion, seconded by Councilman Clendenin, vote was unanimous.**

Notification of Free Training for Fire Department Staff (Chief Bennett)

Chief Bennett stated to Mayor and Council this was offered to a certain amount of Fire Departments for free training in Baltimore Maryland. Chief Bennett stated the training was free and lodging was also paid for the attendees. Bennett stated the only costs that would be accrued would be fuel to drive to Maryland and back. Chief Bennett stated there would be three firemen from Hahira attending the training. **Mayor Bullard asked for a motion. Councilman Cain made a motion, seconded by Councilman Benjamin, vote was unanimous.**

Purchase of Tractor (Director Warren)

Director Warren stated to Mayor and Council a new tractor was needed to mow the City's right- of -ways. Warren stated the tractor that Public Works currently had was a 1992 model and had been repaired numerous times. Warren stated he had received three bids for a new tractor for Council to review. Warren stated the lowest bid came from New Holland Tractor Company at \$15,500 dollars. **Mayor Bullard asked for a motion. Councilman Clendenin made a motion to purchase the tractor for the stated lowest bid, seconded by Councilman Benjamin, vote was unanimous.**

REPORTS:

Councilman Clendenin stated he would like to thank the citizens for attending the Council meeting and thanked all of the department heads for continuing to do a great job. Clendenin thanked the Council and Mayor Pro Tem Adams for all the work and research she did on the proposed apartment complex. Clendenin reminded everyone to call and get a burn permit before doing any burning.

Councilman Cain thanked all the department heads for doing a great job and helping the City run smoothly. Cain thanked all the Council members for being concerned about their district. Cain thanked all the citizens for attending the Council meeting and invited them to attend more meetings in the future.

Councilman Benjamin thanked everyone for attending the meeting. Benjamin thanked all department heads for doing a great job including the City Manager and the front office employees. Benjamin thanked the City Manager for the hard work he put in on having a successful retreat. Councilman Benjamin stated he would like the citizens to know that Council wanted what was best for the area with the issue regarding the low-income apartments. Benjamin stated he thought the citizens needed more information on the proposed low- income apartments.

Mayor Pro Tem Adams thanked the Odom family for allowing Council to have the retreat at their place. Adams thanked the citizens for attending the meeting and thought the citizens were more than capable of letting Council know what they wanted in their community. Adams stated there was land in other districts in Hahira that she thought the developer should be considering. Adams thanked the citizens again for coming to the meeting and letting the Mayor and Council know how they felt about their community.

City Manager Sumner thanked Mayor and Council for the opportunity to serve and thanked all the citizens for attending the meeting. He encouraged anyone who had any questions, comments, or concerns to please call City Hall and the staff would be more than happy to help them. Sumner stated that the staff was here to serve the citizens of Hahira.

Mayor Bullard thanked the Council for all their hard work. Mayor Bullard thanked the Odom's for allowing the City to use their place for the retreat and thanked the citizens for attending the meeting and expressing their concerns. Mayor Bullard stated the citizens are who make the difference.

There being no further business to discuss. **Mayor Bullard asked for a motion to adjourn. Mayor Pro Tem Adams made a motion, seconded by Councilman Clendenin, vote was unanimous.**

Meeting was adjourned at 9:00 P.M.

Mayor, Wayne Bullard

City Clerk, Belinda Chappell

**Hahira City Council
Special Called Meeting
February 19, 2009
9 :00 A.M. Odom Pond House
Hahira, Georgia**

Called to Order: Mayor Wayne Bullard

Establish Quorum: Mayor Wayne Bullard

Present: Mayor Wayne Bullard. Councils: Mayor Pro Tem Adams, Councilman Terry Benjamin, Councilman Ralph Clendenin, Councilman Bruce Cain. City Manager Jonathan Sumner, City Clerk Belinda Chappell.

SPECIAL CALLED MEETING:

A.) Consideration of Adoption of Resolution of Support for Apartment Complex in Audubon Heights (David Brown and Joe Chambers)

Mr. Brown and Mr. Chambers presented Mayor and Council with a proposal of building Quail Rise Apartments in the City of Hahira. Mr. Brown stated the property had been zoned for apartments in the year 2001 and their plans included a 64-unit apartment complex with a playground for kids, a large covered pavilion with picnic and barbecue facilities, and a community center. Mr. Brown stated this particular development would be a tax credit development. Mr. Brown stated the proposal included the income requirements and monthly payments that would be required from an approved tenant that would have to go through an eligibility selection process before being

approved to occupy one of the units. Mr. Brown stated the purpose of the resolution was for the developers to get approval from Council to be able to apply for tax credits. Brown stated with the tax credits they would be able to build a much nicer facility than without the tax credits. Mayor Pro Tem Adams stated she was concerned with the term low-income apartments. Mr. Brown stated there were income limits, but he did not consider the income restrictions to be low income based on what a tenant would pay for a 1, 2 or 3 bedroom unit. Mayor Bullard asked the citizens who attended the meeting if they wished to speak. Keith Larson residing at 712 Robbinelle Drive Hahira. Larson stated he was concerned with the low-income apartments bringing down the property value for those citizens who live in Audubon Heights, which is adjacent to the proposed property. James Jack residing at 208 Woodduck Point Hahira. Jack stated he was concerned with the property values going down for the residents in Audubon Heights. Jack stated he was concerned with the proposed height of the apartments as well as the traffic issue that the apartments would cause in that area. Dr. Ben Moyer stated to Mayor and Council that he was concerned with the trailer park that was in the same area as Audubon Heights and the proposed apartments. Moyer stated he had an issue with the park not being cleaned up, that this could be an issue of the property values going down. Ted Raker residing at 724 Edgewater Place Hahira. Raker stated to Mayor and Council that he was concerned with the issue of the property only having a one way in and one way out entrance/exit. Raker stated this could be a safety hazard if there was a fire in that area. Raker stated he was also concerned with the increase there would be in traffic on Stanfill Street. Mayor Bullard asked if there was anyone who had any other questions regarding the resolution of support for the apartment complex. City Manager Sumner requested there be more discussion on this item at future meetings to give the community a chance to be educated about the tax credits and the proposed low-income apartment complex.

B.) Consideration of CDBG Architectural Proposals (City Manager)

City Manager Sumner stated to Mayor and Council he had received several proposals and presented them to Council for review. Councilman Clendenin stated he was concerned on who Councilman Cain would recommend for the project. Councilman Cain stated he had worked with Ellis Rickett and Associates in the past and was pleased with their work. Sumner stated the issue was the deadline and the property suggestions for the project. Mayor Bullard asked for a motion. Councilman Cain made a motion to accept the proposal from Ellis Rickett and Associates, seconded by Councilman Clendenin, vote was unanimous. Mayor and Council gave City Manager Sumner the authorization to fill out the score sheet for the architectural firm. Mayor Bullard asked for a motion to adjourn the special called meeting. Councilman Benjamin made a motion, seconded by Councilman Cain, vote was unanimous.

Meeting was adjourned at 11:00 A.M.

Mayor, Wayne Bullard

City Clerk, Belinda Chappell

**Hahira City Council
March 17, 2009
Special Called Meeting
6:30 P.M.
Courthouse**

Call to Order: Mayor Wayne Bullard

Establish Quorum: Mayor Wayne Bullard

Pledge of Allegiance: Mayor Wayne Bullard

Invocation: Mayor Pro Tem Rose Adams

PUBLIC HEARINGS:

**Text Amendment to Allow for the Sale of Beer and Wine
By-The-Drink (Third Reading) City Manager**

City Manager Sumner stated to Mayor and Council this was the third reading and there were two previous opportunities to hear public comment on this item. Sumner stated a copy of the code amendment was available at City Hall for public review and he would entertain any questions that Council may have. Mayor Bullard asked if there was anyone wishing to speak in favor of the amendment. Heather Cooper residing at 7959 Old Valdosta Road Hahira. Ms. Cooper stated she had a

petition that had been signed by all the businesses in Hahira, with the exception of one business that didn't sign the petition. City Manager Sumner accepted the petition on behalf of the City of Hahira and will attach a copy of the petition to the minutes. Cooper stated she believed that Hahira needed to keep the revenue in Hahira instead of traveling to Valdosta to have dinner and an alcoholic beverage. Lisa Hughes residing at 5840 Staten Road Hahira. Ms. Hughes stated to Mayor and Council that she was in favor of keeping the revenue in Hahira and that she was trying to keep people to stay in Hahira for dinner instead of traveling to Valdosta. Hughes stated she wanted a nice place for her family to eat and have a glass of beer or wine if she chose to do so. Michael Clark residing at 7851 Morven Road Hahira. Mr. Clark stated to Mayor and Council that he traveled to Valdosta back and forth to have a nice meal with a beer and he thought it would be nice to not have to travel so far to enjoy a nice place to eat with a glass of beer or wine. Jennifer Bramley residing at 7813 Morven Road Hahira. Ms. Bramley stated to Mayor and Council that she was in favor of the beer and wine-pouring license. Bramley stated she enjoyed a glass of wine with her meal and would rather stay in Hahira to have that. Scott Weatherington residing at 104 S. Nelson Street Hahira. Mr. Weatherington stated to Mayor and Council that he felt Hahira and the other establishments in town would benefit from the beer and wine-pouring license. Jamie Stalvey residing at 7813 Morven Road- Apt B Hahira. Mr. Stalvey stated to Mayor and Council that he was in favor of the beer and wine-pouring license. Roy Bramley residing at 7813 Morven Road Hahira. Mr. Bramley stated to Mayor and Council that he was in favor of the pouring license. A resident from 104 Amber Trail Hahira stated to Mayor and Council that he was in favor of the beer and wine-pouring license. Mayor Bullard asked if there was anyone wishing to speak against. Pastor Edward Pearson residing at 4809 Lorie Street Valdosta. Pastor Pearson stated to Mayor and Council that he was a member of the Teen Explosion and that they teach teens to abstain from drugs, alcohol and sex. Pearson stated that by allowing this to pass, this would be teaching teens to do what he and members of the Teen Explosion group have been fighting against, for many years, to keep teens away from. Mayor Pro Tem Adams asked the Mayor if citizens who attended the meeting who were not willing to speak against the text amendment be allowed to stand up. Mayor Bullard denied the request. Mayor Pro Tem Adams asked the Mayor if Council could have more discussion on the beer and wine-pouring license before the vote. Mayor Bullard stated he asked for discussion from

Council before public input was given. Mayor Bullard asked for a motion. Councilman Benjamin made a motion, seconded by Councilman Cain. Councilman Benjamin and Councilman Cain were in favor, Mayor Pro Tem Adams and Councilman Clendenin were opposed. Mayor Bullard broke the tie and was in favor of the text amendment to allow for beer and wine by the drink.

Application from Minnie Stalvey (Courtyard Café) for the sale of Beer and Wine By-The-Drink (Chief Davis)

Chief Davis stated to Mayor and Council a background check was performed on Minnie Stalvey and nothing was found to keep her from getting her beer and wine-pouring license for Courtyard Café. City Manager Sumner stated the advertisement requirements were posted in the Valdosta Daily Times for the beer and wine-pouring license. Mayor Bullard asked if there was any discussion on the application for the sale of beer and wine by the drink. Councilman Benjamin stated he was concerned if the Police Chief had found everything in order for Stalvey to receive her beer and wine-pouring license. Chief Davis responded that he had found everything in order and nothing to keep her from receiving her license. Mayor Bullard asked if there was anyone wishing to speak in favor. Minnie Stalvey residing at 7847 Morven Road Hahira. Stalvey stated to Mayor and Council that she was trying to keep the revenue in Hahira. Stalvey stated that many people drive to Valdosta and eat at other restaurants that sell beer and wine. Stalvey stated this was all that she was trying to do in Hahira at Courtyard Café. Scott Weatherington residing at 104 S. Nelson Street Hahira. Weatherington stated to Mayor and Council that he believed the application should be approved and that he does not believe that individuals should be stereotyped because they would like to have a nice establishment to have dinner with a glass of wine or beer. Weatherington stated if kids see adults drinking a glass of wine, this does not mean that the kids will turn into alcoholics, this was his opinion. Mayor Bullard asked if there was anyone wishing to speak against. Pastor Edward Pearson residing at 4809 Lorie Street Valdosta. Pearson stated to Mayor and Council that children learn from watching adults. Pearson stated if children see adults doing something, eventually the children would do it, because they think it is ok to do so. Seab Miller residing at 105 Jacquelyn Street Hahira. Miller stated to Mayor and Council there had been other

establishments in Hahira in the past that was not a good experience for Hahira. Miller stated that Council needed to strongly consider this item before voting in favor. Carol Jacobs residing at 402 E. Stanfill Street Hahira. Jacobs stated to Mayor and Council that she was concerned with the issue of the revenue staying in Hahira. Jacobs stated she was concerned with what type of revenue the City would be receiving. City Manager Sumner explained that revenue was received in the form of excise and sales taxes. Mayor Bullard asked for a motion. Councilman Cain made a motion, seconded by Councilman Benjamin. Councilman Cain and Councilman Benjamin were in favor, Mayor Pro Tem Adams and Councilman Clendenin were opposed. Mayor Bullard broke the tie in favor of the application to sell beer and wine by the drink.

Application of Mr. And Mrs. Tolbert (Hahira Liquors) for the Sale of Beer, Wine, and Other Spirits (Chief Davis)

Chief Davis stated to Mayor and Council this was a change of ownership for the liquor store. Davis stated the license were not transferable, the new owners had to apply for a new license to operate the business. Davis stated he had performed a background check on the Tolbert's and there was nothing to keep them from obtaining a liquor license. Mayor Bullard asked if there was any discussion from Council on this item. Councilman Benjamin stated the City of Hahira had strict codes when it comes to this type of establishment and he did not feel that there should be any discrimination due to the fact that the establishment was already in place. Councilman Cain stated he agreed with Councilman Benjamin that the City of Hahira had very strict codes when it involved alcoholic beverages. Cain stated there would be no one walking the streets of Hahira with a beer in hand or during any of Hahira's events, with these strict codes in place. Mayor Bullard asked if there was anyone wishing to speak in favor. Mr. and Mrs. Tolbert assured Mayor and Council that they are good citizens and thanked them for considering their application. The Tolberts requested Mayor and Council to approve the application, so they could have the liquor store transferred into their name. Mayor Bullard asked if there was anyone wishing to speak against. There was no one wishing to speak against. Mayor Bullard

asked for a motion. Councilman Clendenin made a motion, seconded by Councilman Cain. Councils Clendenin, Cain and Benjamin were in favor. Mayor Pro Tem Adams was opposed, motion was carried.

The meeting adjourned at 7:00 P.M.

Mayor, Wayne Bullard

City Clerk, Belinda Chappell

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