

## **Minutes of Hahira Council Meetings for April, 2009**

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

Mayor and Council met for a Work Session March 30, 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:**

**A.) February 19, 2009 Special Called Meeting**

**B.) March 2, 2009 Work Session**

**C.) March 5, 2009 Council Meeting**

**D.) March 17, 2009 Special Called Meeting**

Mayor Bullard asked if there were any questions concerning the minutes. Mayor Pro Tem Adams stated that Ms. Cooper presented a petition signed by all but one business in Hahira, that was in favor of the beer and wine-pouring license for Courtyard Cafe and the petition was accepted by City Manager Sumner on behalf of the City of Hahira. Mayor Pro Tem Adams stated she would like this statement added to the March 17, 2009 Special Called Meeting minutes. Sumner stated this would be added to the minutes and a copy of the petition would be attached to the March 17, 2009 Special Called Meeting minutes.

**REVIEW OF BILLS/BUDGET OVERAGES:**

Mayor Bullard asked if there were any questions concerning the bills. City Manager Sumner stated he had researched the expenditure paid to Five Star Pressure Washing for the detailing of the nutrition car. Sumner stated a visitor from the home office came and rode the route with Ann Hagood. Sumner stated he had spoken with each department and explained that the City had the vehicle detailing done in-house, and for the future all employees needed to contact Director Warren for the detailing of a City vehicle. Mayor Pro Tem Adams stated she was concerned with the difference in costs of the Alltel wireless bill for 2 months. Sumner stated he would investigate the difference and report back to Council. Mayor Pro Tem Adams stated she was concerned with the IT Awarez bill for \$600 dollars. Sumner responded the monthly contract with IT Awarez was \$300 per month and that the \$600 dollars was for 2 months, due to the fact that the City did not receive an invoice for the month of January, there were two invoices paid together.

**DISCUSSIONS:**

#### **A.) Withdrawn**

#### **B.) Consideration of Resolution to Endorse Project Adjacent to Water's Edge**

**(Joe Chambers)**

Mr. Brown, with McClain and Brown Construction Company stated to Mayor and Council this was a request that was the same as the initial request to build on the property adjacent to Audubon Heights, but this was just a different sight location. Mayor Pro Tem Adams stated she was concerned with the reason why the proposal to build adjacent to Audubon Heights was withdrawn from the agenda. Adams stated she would like to get something in place where this item would not be able to be on the agenda at a later date. Adams stated she would like some type of resolution to assure the residents in Audubon Heights that this item would not come up again in the future. Sumner stated he would caution Council on putting any restrictions or stipulations on a particular property owner. Sumner stated the legal questions could be addressed to the City Attorney to see what he could recommend regarding this issue. Councilman Clendenin stated he was concerned if the apartment complex would be a \$4.5 million or a \$9.5 million dollar complex since it was proposed to be in a different location. Mr. Brown responded the complex would be a \$9.5 million dollar project with the tax credits. Mayor Pro Tem Adams stated she was concerned with how the project would benefit the City of Hahira after the initial tap fees had been paid. Mr. Brown responded the benefit to Hahira would be receiving property taxes and would offer additional housing to Hahira. Mayor Pro Tem Adams stated she was concerned with the site plans presented, that it offered an equipped park, community center, and a covered pavilion with benches throughout. Adams stated she was concerned if McClain and Brown would be willing to sign a letter of agreement to ensure these items would be built on the property. Mr. Brown responded they would be glad to sign what the City wished them to sign. Brown stated that what they were submitting was what they intended to build on the property. City Manager Sumner stated they would be legally required to build what they had submitted based on state regulations through the Department of Community Affairs. Mayor Pro Tem Adams stated she was concerned with the height of the complex. Mr. Brown stated they would be approximately 22 feet tall up to the ridge of the complex. Mayor Pro Tem Adams stated she was concerned if a community assessment had been performed. Mr. Brown responded that a preliminary survey had been performed but a professional market survey had not been completed due to the cost of the survey. Mr. Brown stated that unless they had a resolution from the City to apply for the tax credits to build the complex, they were not going to spend the additional money to have the professional survey performed. Mayor Bullard asked if there were any more questions regarding this agenda item, there were none.

#### **C.) Consideration of Apartment Complex Text Amendment to Zoning Ordinance for Submission to Planning Commission (City Manager)**

City Manager Sumner stated to Mayor and Council this was a request for more information on multi-family zoning regulations. Sumner stated he had contacted Ann Marie Wolfe and she presented him with the information requested on multi-family developments. Mrs. Wolfe put together what she felt was applicable to the City of Hahira and for Council to review. Sumner stated he needed guidance from Council on what they liked or disliked in the information provided. Sumner stated it had to be approved by the Planning Commission before Hahira could adopt it. Council agreed to submit the provisions to the Planning Commission for approval.

#### **D.) Neighborhood Watch (Mayor Pro Tem Adams)**

Mayor Pro Tem Adams stated to Mayor and Council that she had spoken to several citizens who were interested in starting up the neighborhood watch program in Hahira. Police Chief Davis stated Hahira had a watch program in the past that slowly died out. Davis stated to have a successful neighborhood watch program, each street needed a street captain. Mayor Pro Tem Adams requested that Chief Davis provide her with a memo on what was needed to start the program back up in Hahira. Chief Davis stated he

would put together a packet of what is needed to have the neighborhood watch program in Hahira and have it for Council to review. Davis stated he would contact other surrounding cities to find out about their neighborhood watch program they have in place.

**E.) Discussion of GEFA “Green Initiative” (City Manager)**

City Manager Sumner stated to Mayor and Council that this was an opportunity that cities could take part in on funding capital projects with stimulus money. Sumner stated GEFA was looking for shovel ready projects that could go to bid and go to construction within a certain time frame. Sumner stated if there was a shovel ready project, a local community could go into agreement with GEFA for the purposes of receiving 70% grant money with the other 30% being a low interest loan. Sumner stated the green aspect of the project that Hahira had completed in terms of development and review was the wastewater treatment project for the plant nursery. Sumner stated he would entertain any questions that Council may have. Councilman Clendenin stated he was concerned if the City had planned on selling the gray water to the nursery to offset the cost of repaying the loan. Sumner responded that there had been some discussion on selling the gray water to the nursery and that this could be an option that Council could consider.

**Department Requests:**

**A.) SPLOST Purchase of Equipment for Departments (City Manager)**

City Manager Sumner stated to Mayor and Council that he had Robert Mellott, the City’s IT Technician, do some research on the computers in each department. Sumner stated that Mr. Mellott reported back to him on the year the computers were purchased and the way they were functioning. Sumner stated that most all of the computers were 5 to 10 years old and needed to be replaced due to slow performance. Sumner stated the City needed to replace the computers and this could be paid through SPLOST funds as capital office equipment. Sumner stated the City had purchased a back up system and before setting the new system in place the old computers needed to be replaced at the same time. Sumner stated the City would see a difference in efficiency and performance with the new computers and server in place. Councilman Clendenin stated he was concerned with the costs of the new computers. Sumner stated the new computers would be approximately \$6000. Mayor Pro Tem Adams stated she wanted to be completely sure that the computers could be paid for through SPLOST funds. Sumner stated he would find out and assure Council that the computers could be paid through SPLOST funds.

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

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Mayor, Wayne Bullard

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City Clerk, Belinda Chappell

**7:30 P.M.  
COURTHOUSE**

**Mayor and Council met for a Council Meeting April 02, 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, City Attorney Rob Plumb, City Clerk Belinda Chappell.**

**Fire Chief Bennett and Director Warren were absent from this meeting.**

**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:**

- A.) February 19, 2009 Special Called Meeting**
- B.) March 02, 2009 Work Session**
- C.) March 05, 2009 Council Meeting**
- D.) March 17, 2009 Special Called Meeting**

**Mayor Bullard asked if there were any questions concerning the minutes. City Manager Sumner stated the corrections had been made to the March 17, 2009 Special Called Meeting minutes. Councilman Clendenin 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. City Manager Sumner stated the finance clerk had researched the question regarding the cell phone bill and the difference in the billing was due to the change of contract in the middle of a billing cycle. Sumner stated the upcoming wireless bill would be monitored closely for any discrepancies in the bill. Mayor Bullard asked for a motion to pay the bills. Councilman Cain made a motion, seconded by Councilman Benjamin, vote was unanimous.**

**CITIZENS TO BE HEARD:**

**Matt Martin residing at 408 River Street Valdosta Georgia. Mr. Martin stated to Mayor and Council that he was in favor of the Resolution to Endorse the project at West Stanfill Street and Union Road Intersection.**

**DISCUSSIONS:**

**A.) Withdrawn**

**B.) Consideration of Resolution to Endorse Project at West Stanfill and Union Road Intersection (Joe Chambers)**

Mr. Brown, with McClain and Brown Construction Company stated to Mayor and Council this request was for the endorsement of the project, which would allow the contractors to submit an application for the tax credits to build a \$9 million dollar apartment complex. Mayor Bullard asked if the apartments would be government subsidized. Mr. Brown stated the renter would have to pay the total rent of the apartment. Brown stated the renter would not pay a portion of the rent and the government pay the remaining balance, the renter would pay the full amount of the rent. Mayor Pro Tem Adams stated she was concerned with the process that McClain and Brown went through to build these types of apartments. Mr. Brown stated he went through the Planning Commission and the Council meetings in Valdosta, the same procedure that he was going through in Hahira. Mayor Pro Tem Adams stated she was concerned if anything was done to educate the public on building the apartments in the surrounding areas. Mr. Brown stated the meetings held were open to the public if they chose to attend. Councilman Benjamin stated he was concerned with the sight plan that was presented, if the plan was how the apartments would be constructed. Mr. Brown stated this would be how the apartments would be built as long as nothing interfered with any code regulations. Councilman Benjamin stated he was concerned with how often DCA evaluates the owners of the apartments. Mr. Brown stated they were evaluated on a yearly basis. Councilman Clendenin stated he was concerned with the estimated costs of constructing the apartment complex. Mr. Brown responded the 64-unit complex cost would estimate at around \$9 to \$9.5 million dollars. Mayor Bullard asked for a motion. Councilman Benjamin made a motion, contingent upon the inclusion of stipulated amenities as presented in the site plan, 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 resolution to endorse the project at West Stanfill and Union Road intersection, provided the developers comply with the new provisions proposed in the text amendment to the Zoning Ordinance being considered under Item C.

**C.) Consideration of Apartment Complex Text Amendment to Zoning Ordinance for Submission to Planning Commission / Consideration of Policy Concerning Tax Credit Projects (City Manager)**

City Manager Sumner stated to Mayor and Council both of the items were discussed on Monday night at the Work Session. Sumner stated a draft copy of the text amendment was prepared for the City of Hahira by Ann Marie Wolfe, the zoning administrator for Valdosta and was presented to Council at the work session. Sumner stated he had reviewed the draft with Mayor and Council and did not receive any negative feedback on anything that needed to be removed from the draft. Sumner stated no action was needed from Council on the apartment complex text amendment, if they agreed on the draft copy, he would send it back to the planning commission for their approval. Sumner stated the consideration of the policy concerning the tax credits was forwarded to Mayor and Council for their review and each was presented a hard copy. Sumner stated action was needed from Council regarding the policy concerning the tax credits for the policy to be adopted. Mayor Bullard asked for a motion on the policy concerning tax credits. Councilman Cain made a motion, seconded by Mayor Pro Tem Adams, vote was unanimous.

**D.) Neighborhood Watch (Mayor Pro Tem Adams)**

Mayor Pro Tem Adams stated to Mayor and Council the City of Hahira had a neighborhood watch program in the past and she and several citizens would like to see the program in place again.

Chief Davis prepared a packet for Mayor Pro Tem Adams on what was needed to get the neighborhood watch program started up again. Mayor Pro Tem Adams stated if any of the other Council members were interested in the program, she would make copies of the packet for the others to review. Mayor Pro Tem Adams stated she thought this would be great if the program could get started up again in Hahira. No action was taken on this agenda item.

#### **E.) Discussion of GEFA “Green Initiative” (City Manager)**

City Manager Sumner stated to Mayor and Council this was for shovel ready projects that cities had pending. Sumner stated Hahira had a “green initiative” project, which was for the wastewater to be extended to the plant nursery. Sumner stated the project would recycle wastewater and use it for the plant nursery. Sumner stated this was considered a “green” project. Sumner stated the application would be for \$1 million dollars, with \$600,000 dollars being granted money and the remaining \$400,000 dollars being repaid through a low interest loan by the City of Hahira. Sumner stated it could be \$1 million dollars worth of improvements with an additional 200,000 gallons of capacity for less than \$400,000 dollars. Sumner stated this could require a two- dollar increase on a utility bill to repay the \$400,000 dollar loan. Councilman Clendenin stated he was concerned if the increase could be applied to tap fees instead of a customer’s utility bill. Sumner stated all of the proprietary fees go toward repaying debt for infrastructure improvements. Mayor Bullard asked for a motion. Councilman Clendenin made a motion, with the stipulation that Hahira sell the nursery the gray water, the motion was seconded by Mayor Pro Tem Adams. Councilman Clendenin and Mayor Pro Tem Adams were in favor. Councilman Cain and Councilman Benjamin were opposed. Mayor Bullard broke the tie and was in favor of the GEFA “Green Initiative” Project.

#### **DEPARTMENT REQUESTS:**

#### **A.) SPLOST Purchase of Equipment for Departments (City Manager)**

City Manager Sumner stated to Mayor and Council the City needed to replace the computers in several different departments. Sumner stated the cost of replacing the computers could be purchased through SPLOST money since it was considered capital office equipment. Sumner stated he had discussed purchasing the computers with the auditor and found there would be no findings in the audit by purchasing the computers with SPLOST money. Mayor Bullard asked for a motion. Councilman Clendenin made a motion, seconded by Mayor Pro Tem Adams, vote was unanimous.

#### **REPORTS:**

Mayor Pro Tem Adams stated she would like to thank the citizens for attending the meeting and thanked them for the support they give to the community. Adams thanked the citizens for being involved in the community, and a special thanks to the citizens who attended from Audubon Heights.

Councilman Benjamin thanked everyone for attending the meeting. Benjamin thanked all the departments for doing a great job in the bad weather and working to keep the City safe.

Councilman Cain thanked the departments for doing a great job and working in the bad weather to keep the City and the citizens safe. Cain thanked the Mayor for doing a great job with hosting the dinner for the company who was thinking of bringing their business to Hahira.

Councilman Clendenin thanked all the citizens for attending the meeting and for their input on agenda items. Clendenin thanked all the departments for doing a great job.

**City Manager Sumner thanked Mayor and Council for the opportunity to serve and the department heads and staff for all the hard work they put in to keep Hahira safe and running. Sumner encouraged citizens to call the emergency number with any problems they may have with the bad weather. Sumner stated the Egg-A-Rama had been cancelled due to bad weather.**

**Mayor Bullard thanked City Clerk Belinda Chappell and Nancy Purvis from Georgia Power for their help with getting the dinner ready for the business that was considering coming into Hahira. Mayor thanked all the staff and department heads for their hard work they continue to do for the City. Mayor thanked the citizens for attending the meeting. Mayor thanked the Council for their hard work.**

**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 8:30 P.M.**

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**Mayor, Wayne Bullard**

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**City Clerk, Belinda Chappell**

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