

## Minutes of Hahira Council Meetings for August, 2011

---

### **Hahira City Council WORK SESSION August 01, 2011 COURTHOUSE 6:30 P.M.**

Mayor and Council met for a Work Session August 01, 2011 at the Courthouse with Mayor Wayne Bullard presiding.

#### **PRESENT:**

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

#### **REVIEW/CORRECTION OF MINUTES:**

- A.) July 05, 2011 Work Session**
- B.) July 07, 2011 Council Meeting**

Mayor Bullard asked if there were any questions concerning the minutes. Councilperson Adams stated she had an error that needed to be corrected in the Work Session minutes; there was a misspelled word in the minutes. City Manager Sumner stated the corrections would be made.

#### **PUBLIC HEARING:**

##### **A.) Millage Rate (City Manager)**

City Manager Sumner stated to Mayor and Council that a memo was placed in Council packets regarding the setting of the millage rate. Sumner stated the millage rate had been held consistent since the middle 90's and no change had been proposed in the upcoming FY12 fiscal year. Sumner stated the millage rate would stay the same and the advertisement ran in the newspaper in the July 21st edition. Sumner stated the ad stated the millage rate had to physically be set at the conclusion of the public hearing on Thursday August 04th at the Council meeting. Mayor Bullard asked if there were any questions. Councilperson Adams stated she was very pleased that Hahira was able to leave the millage rate the same, and that there was not going to be a tax increase for the citizens of Hahira.

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

Mayor Bullard asked if there were any questions concerning the bills. Councilperson Adams stated she had questions regarding the Colson Business invoice paid in the amount of \$1242. City Manager Sumner stated this was for the general service contract on the copier in the front office. Councilperson Adams asked if this was an annual charge. Sumner stated this was a charge paid each year. Adams stated this should have been coded under contract services in the budget instead of supply/general. Sumner stated he could change the way it was coded but it was for the usage of the copier with paper being the main supply for the copier. Councilperson Adams stated the charge for the recycle center was for \$600 for the

month. Adams stated she was glad that it was staying about the same each month. Mayor Bullard asked if there were any further questions, there was none.

## **DISCUSSIONS:**

### **A.) Architectural Work (JGG Architects)**

Mr. J.Glenn Gregory and Chase Gregory, with JGG Architects presented Mayor and Council with a master plan of the Municipal Complex project. Mr. Gregory stated to Mayor and Council that the complex was proposed to be built on approximately 4.2 acres that was adjacent to the railroad and would be facing toward Main Street. Gregory stated some of the amenities that would be part of the project which included a municipal complex that would house the City Hall, Police Department, and Courtroom. The project would also include a perimeter walk, fountain, bronze artwork centerpiece, restrooms, benches, railroad depot bandstand, etc. Gregory went into detail on what property the project would be built on and all of the details that pertained to building the project. Councilman Clendenin asked if a retention pond would be needed on the property. Gregory stated a retention pond would have to be placed on the property to help with the storm water. City Manager Sumner commended JGG Architects on the master plan and stated the purpose of the master plan was to solicit it to the citizens of Hahira to get their input on the project. Sumner stated he would gather questions, comments, changes, etc from Council and would get back to Mr. Gregory with Council comments. Sumner stated a copy of the master plan could be available in the front office of City Hall if anyone was interested in the project.

### **B.) Proposed Changes to Liquor License Code (Hahira Liquors)**

City Manager Sumner stated Mrs. Tolbert, owner of the Hahira Liquor Store, was wishing to discuss the liquor license code with Mayor and Council. Sumner stated he never received the agenda request form back from Mrs. Tolbert to be placed on the agenda for discussion, and Mrs. Tolbert was not in attendance at the Work Session. Councilperson Adams stated she believed that Mrs. Tolbert should have the opportunity to discuss her concerns if she attended the Council meeting on Thursday night, since she was already on the agenda. Sumner stated Tolbert was placed on the agenda with the assumption that she would turn in the agenda request form while he was away on vacation, but the form was not submitted. Mayor Bullard recommended taking the agenda item off until next month and if she turned in an agenda request form she could be on the September meeting agenda.

### **C.) Door to Door Sales (Mayor Bullard)**

Mayor Bullard stated he would like to discuss the door to door sales in Hahira. Mayor Bullard stated the salesmen were going to citizens houses after business hours trying to sell their product. Mayor Bullard requested amending the ordinance and putting a time limit on the license for door to door sales. Chief Davis recommended placing a 9-6 pm Monday through Friday time limit on the door to door business license. Councilperson Adams stated that the City of Hahira already had an ordinance in place for regulation of peddlers, but did not believe it stated a time limit for solicitation within the City.

### **D.) Advertise for Bids for Solid Waste Collection and Disposal within the City (Councilperson Adams)**

Councilperson Adams stated to Mayor and Council she wanted to put the solid waste collection out for bid to see if the City could get a better rate for garbage pickup. Adams stated if the City could get good service at a cheaper rate, then it should go out for bid. Adams stated the 90 days notice was coming up for the current contract the City had in place for solid waste collection.

### **E.) Discussion on Gateway Pines Apartment Complex (Councilperson Adams)**

Councilperson Adams stated to Mayor and Council that she would like to speak with Matt Martin, with the Planning and Zoning Commission regarding the Gateway Pines Apartments. City Manager Sumner stated he had spoken to Mr. Martin and Mr. Chambers about the site and it was explained to him the reasoning for the difference in the distance of the apartments and the adjacent houses was due to having to put a retention pond on the site. Adams stated that several trees were cut down that were suppose to be left in place and that she would like Mr. Martin to come explain the property line for the apartments. Councilman Clendenin stated it was time for City government to stand up to the developers and make them do what they promised to do when the site plans were presented to Mayor and Council. City Manager Sumner stated he would ask Mr. Martin and a representative from Investors Management to attend the Council meeting on Thursday night to discuss Council's concerns.

#### **F.) Update on Progress of Stanfill Building (Councilperson Adams)**

Councilperson Adams stated to Mayor and Council that she was concerned if the inspection had been completed on the Stanfill building. Adams stated she wanted to know if the building was structurally sound, that if something happened to the stanfill building, what would happen to the buildings adjoining it. Mayor Bullard stated an inspection had been completed on the building several years ago, but he had spoken to Fred Weatherington, the owner of the building, and he agreed to have some cosmetic repairs done on the building to make it more presentable.

#### **G.) Update on Repairs to EMT Building (Councilperson Adams)**

Councilperson Adams stated to Mayor and Council that she was concerned where the status of the updates were on the EMT building. Mayor Bullard stated that one bid had been submitted and the City required three bids. Mayor Bullard stated he was having trouble getting the other two bids to come in for the repairs on the building, but they were working on getting the three bids together.

## **DEPARTMENT REQUESTS**

### **A.) FY11 COLA (City Manager)**

City Manager Sumner stated to Mayor and Council that the annual request for the COLA was placed in the Council packets along with additional information that was requested. Sumner stated that the 3% COLA was included in the FY11 budget and the cash reserves for the general and proprietary funds were sufficient to cover the increase. Sumner stated he would answer any questions Council may have. Councilman Clendenin asked if the departments had spent their allocated amounts in their budget. Clendenin asked the department heads if they could get by with what they had left in their budget by the end of the year. Chief Bennett stated that several of their expenditures have not come due yet and they come in at the end of the year to be paid, that was one reason why there was money left in the budget for the Fire Department. Sumner stated that the revenues coming in for the budget were on track so far for the year. Councilperson Adams stated she was concerned with what the costs for insurance would be for the year. Adams stated if the insurance increased like it did last year, and the year before, was it wise to spend the money on a raise or continue providing insurance to the employees. Sumner stated the insurance was projected to be about a 25% increase and that the FY12 budget included the insurance increase in addition to a 3% COLA increase for FY12. Sumner stated the FY11 budget did not reflect the increase in the insurance, due to the insurance increasing in the middle of the year after the budget had already been approved, but the FY12 budget did include the projected increase. Councilman Clendenin wanted to clarify that all the departments and the money they had in their budget would be sufficient enough to get them through the rest of the year and would not be affected by the COLA increase. City Manager Sumner stated without a doubt, that none of the departments would be affected by the COLA increase and the money in their budget would continue to be there for any expenditures needed by their department.

## **B.) Fall Conference (PWD Warren)**

PWD Warren stated to Mayor and Council that he would like to attend the Georgia Rural Water conference in the fall.

## **FY12 Budget Workshop 1**

City Manager Sumner stated to Mayor and Council that the FY12 budget was included in the Council packets for review. Sumner stated the FY12 budget was also available in the front office for any public comment. Sumner stated that the budget would be advertised after a preliminary adoption of the budget. Sumner stated after working with the department heads, the front office staff and the having the Mayor review, draft one of the budget was prepared for Council to discuss at budget workshop one. Sumner stated if there were any changes to be made to the FY12 budget during the budget workshop one, the changes would be made and a draft two would be presented to Council for discussion during the budget workshop two. Sumner stated if there were any changes to be made to draft two of the budget, they could be made and Council then had the opportunity to adopt a preliminary budget. Sumner stated it then went up for public comment, an advertisement would be placed in the legal section of the newspaper and a copy would also be available in the front office of City Hall. Sumner stated after incorporating all of the comments made to the preliminary budget, there would be an opportunity to formally adopt the budget and then the budget would be set for FY12. Sumner stated the deadlines were that a preliminary adoption be by September 30th, and a final adoption of the budget by October 30th. Sumner stated that there had not really been any significant changes made to the budget since FY10. Sumner stated he would answer any questions Council may have. Councilperson Adams stated she would like for the next budget meeting to be held at City Hall, or any other time before having a 2 hour meeting. Adams felt another meeting needed to be held either before the work session or a separate meeting at another time. Sumner stated the past couple of years this was the way that Council held the budget meetings, but they could revert to having multiple budget workshops if that is the wish of the Council. Sumner stated he needed Council's direction on when to hold the budget workshops.

### **Set August Council Meeting Agenda:**

Mayor Bullard stated the items to be placed on the Council meeting agenda will be:

- " **Review Correction of Minutes**
- " **Review of Bills/Budget Overages**
- " **Public Hearing/ Millage Rate**
- " **Advertise for Bids for Solid Waste Collection and Disposal within the City**
- " **Discussion on Gateway Pines Apartment Complex**
- " **FY11 COLA**
- " **Fall Conference**

Mayor Bullard stated the items to be placed on the Consent agenda will be:

There being no further business to discuss, the meeting adjourned at 8:30 P.M.

---

Mayor, Wayne Bullard

---

City Clerk, Belinda Chappell

---

**Hahira City Council  
Council Meeting  
August 4th 2011  
7:30 P.M.**

**Mayor and Council met for a Council meeting August 04, 2011 at the Courthouse with Mayor Wayne Bullard presiding.**

**PRESENT:**

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

**Call To Order: Mayor Bullard**

**Establish Quorum: Mayor Bullard**

**Pledge of Allegiance: Mayor Bullard**

**Invocation: City Manager Jonathan Sumner**

**REVIEW/CORRECTION OF MINUTES:**

**A.) July 05, 2011 Work Session**

**B.) July 07, 2011 Council Meeting**

**Mayor Bullard asked if there were any questions concerning the minutes. City Manager Sumner stated the corrections were made to the minutes. Mayor Bullard asked for a motion. Councilman Clendenin made a motion, seconded by Councilperson Adams, vote was unanimous.**

**PUBLIC HEARINGS:**

**A.) Millage Rate (City Manager)**

**City Manager Sumner stated to Mayor and Council that the millage rate had stayed constant since around the mid 90's and there had been no projection of change for the upcoming year. Sumner stated the millage rate was advertised in the newspaper per State law and it stated that the millage rate would stay at 5.38 with no increases or decreases and that the Public Hearing would be held on August 4th, 2011 at the Council Meeting. Sumner stated that the millage rate after requiring public input could be set by Mayor and Council. Mayor Bullard asked if there were any questions.**

Mayor Bullard asked if there was anyone wishing to speak against the millage rate. There was no one wishing to speak against. Mayor Bullard asked if there was anyone wishing to speak in favor of the millage rate. There was no one wishing to speak in favor of. Mayor Bullard asked for a motion. Councilman Benjamin made a motion, seconded by Mayor Pro Tem Cain, vote was unanimous.

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

Mayor Bullard asked if there were any questions concerning the bills. Councilperson Adams stated that a comment made during the work session of the inert debris costing around \$30,000. Adams was concerned if this was meant for the contract sanitation pickup or the inert debris? Sumner stated with any budget, it was based on a guess for the year. Sumner stated he was hoping that the rates given by Veolia would significantly impact the bottom line in the proprietary fund. Sumner stated that the contract was for \$52 per pull and hopefully the City would not have as many pulls and the number would not reach the \$30,000 budgeted. Mayor Bullard asked if there were any more questions. Mayor Bullard asked for a motion. Councilman Benjamin made a motion, seconded by Councilperson Adams, vote was unanimous.

#### **DISCUSSIONS:**

A.-C.) Removed

C.) Advertise for Bids for Solid Waste Collection and Disposal within the City (Councilperson Adams)

Councilman Clendenin asked if Mayor Bullard needed to recuse himself from this discussion since he was employed by Allgreen garbage service. Mayor Bullard stated he was not affiliated with G Waste Management, who the City had a current solid waste contract with, and did not see any reason to recuse himself from the discussion of advertising for bids for the solid waste services.

Councilperson Adams stated to Mayor and Council that she believed in free enterprise and that she felt it would be to the City's best interest every two or three years to send the solid waste pickup service out for bids to see if the City could get the services for a cheaper rate and save the citizens of Hahira money. Adams stated that the City had been using Griffin Waste since 2009 and believed it was time to put it out for bid. Mayor Pro Tem Cain asked what the original contract was that the City had with Griffin. City Manager Sumner stated it was renewable every year. Councilman Clendenin stated he agreed with Councilperson Adams, that it was time to send the services out for bid. Mayor Bullard asked for a motion. Councilperson Adams made a motion, seconded by Councilman Clendenin. Councils Adams and Clendenin were in favor, Mayor Pro Tem Cain and Councilman Benjamin were opposed, Mayor Bullard was in favor of the opposed and the motion did not carry.

E.) Discussion on Gateway Pines Apartment Complex (Councilperson Adams)

Councilperson Adams stated to Mayor and Council that there were several concerns from citizens regarding the Gateway Pines Apartments, and she would like Mr. Martin from the Planning and Zoning Commission and a representative from Investors Management to answer any concerns the citizens may have. Matt Martin with the Planning and Zoning Commission stated to Mayor and Council that several trees had been taken down as part of the construction process and the approved plans for the site. Martin stated there were a lot of trees yet to be planted at the site, and there was fencing to be installed, buffer yards and so forth. Adams asked Martin what site plan was submitted to DCA. Martin stated there was a representative from Investors Management there to answer those type questions. Councilperson Adams also stated there would be at least 75ft

between the proposed complex and the houses on the south side of the property in the site plan. Adams asked if Martin had any information about the walking trails that were on the side where the houses are located, if there was going to be enough space for the walking trails. Martin stated the concept plan back in February showed the building on that side about 75ft north of the property line, but also showed 2 story buildings. Martin stated the developer was also contemplating a 3 story building, but learned there would be an issue with a 3 story building due to the City's inability to serve a building of that size. Martin stated due to storm water issues, there had to be changes made by putting more 1 story buildings instead of 2 story buildings, so the site plan shifted in terms of the layout of the buildings. Martin stated the site is still very much under construction, but there were trees to be planted and buffer yards installed. Martin stated the side yard set back for the south end of the property was only 10 ft, but because of a buffer yard requirement which was 20 ft, that meant the buildings had to be closer. Martin stated the developer had opted to reduce the buffer yard to 15ft and install a 6ft high solid wood fence along the property line. Martin stated there were a lot of site improvements to be done. Councilman Clendenin stated he has had nothing but bad experiences with the developers presenting something to Council for approval then constructing something totally different on the site than what was submitted. Mr. Chambers, with Investors Management, stated he would answer any questions Council may have. Councilperson Adams asked Chambers which site plan was submitted to DCA. Chambers stated the site plan submitted to DCA covered the changes needed and was for 56 units. Chambers stated the buildings closer to the houses had been reduced to 1 story buildings instead of 2 story buildings. Councilman Benjamin stated he was concerned if any of the amenities originally stated be affected by the changes. Chambers stated all of the amenities would still be part of the site plan plus extra amenities would be added, the only change would be the walking trails would be a little shorter. Councilperson Adams stated it would have been good if the developers had notified Council about the changes to the project, so that information could have been passed on to the citizens. Mayor Bullard thanked Mr. Chambers and Mr. Martin for answering the concerns.

F.-G.) Removed

#### CITIZENS TO BE HEARD:

There were no citizens wishing to be heard.

#### DEPARTMENT REQUESTS:

##### A.) FY11 COLA (City Manager)

City Manager Sumner stated to Mayor and Council that the FY11 COLA was traditionally given out in August and it was a 3% increase budgeted on an annual basis. Sumner stated the budgeted amount was provided to Council in their packets. Sumner stated the general and proprietary funds were able to absorb the expenditure. Sumner stated he recommended the 3% COLA to the employees. Mayor Bullard asked if there were any questions. Mayor Bullard asked for a motion. Mayor Pro Tem Cain made a motion, seconded by Councilman Benjamin, vote was unanimous.

##### B.) Fall Conference (PWD Warren)

PWD Warren stated to Mayor and Council that he would like to attend the Georgia Rural Water Conference in Helen Georgia. Mayor Bullard asked for a motion. Councilman Clendenin made a motion, seconded by Mayor Pro Tem Cain, vote was unanimous.

#### REPORTS:

Councilman Clendenin thanked Chad Heirs, Boy Scout for attending the meeting. Clendenin thanked everyone for attending the meeting, thanked Director Warren for getting the new scraper going and cleaning off the sides of the streets. Clendenin stated everything seemed be going smooth in the City, but stated the new siren at the fire department was not loud enough to hear over the entire City, and suggested maybe looking into a siren that was louder to be able to give the citizens an early warning if a tornado developed.

Mayor Pro Tem Cain thanked everyone for continuing to do a great job for the City. Cain thanked the departments for staying under budget. Cain thanked Mr. Martin and Mr. Chambers for attending the meeting. Cain thanked Belinda, the City Clerk, fellow Council members, and the City Manager and Mayor for all the hard work they give to Hahira.

Councilman Benjamin thanked everyone for attending the meeting, and stated it was a pleasure to serve the citizens of Hahira in District one. Benjamin thanked all of the departments for continuing to do a great job. Benjamin thanked the Boy Scout for attending the meeting and welcomed him back anytime. Benjamin thanked the Mayor, Council, City Manager, City Clerk and all of the Department heads and staff.

Councilperson Adams thanked Mr. Martin and Mr. Chambers for attending the meeting and answering Council's concerns. Adams thanked the citizens for attending the meeting and the Boy Scout. Adams thanked Director Warren for cleaning the streets with the new road scraper and stated how beautiful they were looking. Adams thanked all of the department heads and staff, fellow Council members, City Manager, and Mayor for working hard and continuing to do a great job for the City of Hahira.

City Manager Sumner thanked Mayor and Council for the opportunity to serve. Sumner thanked the department heads for continuing to do a great job. Sumner thanked the City Clerk and Finance Clerk for their hard work in the front office. Sumner thanked the Fire Chief for keeping the town free from fire and thanked Chief Davis for keeping the children safe with school starting back. Sumner thanked Director Warren and his staff for continuing the work on getting the wireless meters installed. Sumner reminded everyone of Third Thursday Back to School on August 18th 2011, downtown.

Mayor Bullard thanked everyone for attending the meeting, especially the Boy Scout for coming to the meeting. Mayor thanked all of the department heads and staff, City Manager, and Council for their support on the COLA increase for the employees. Mayor thanked Director Warren for getting the roads cleaned up with the new scraper.

Mayor Bullard asked for a motion to adjourn. Mayor Pro Tem Cain made a motion, seconded by Councilman Benjamin, vote was unanimous.

There being no further business to discuss, the meeting adjourned at 8:30 P.M.

---

Mayor, Wayne Bullard

---

City Clerk, Belinda Chappell

---



[Home](#)

Created And Maintained by  
[Hahira Web Creations](#)

Last modified: 01/15/12