

**HAHIRA CITY COUNCIL**

**WORKSESSION**

**JULY 29, 2013**

**7:30 P.M.**

**COURTHOUSE**

Mayor Wayne Bullard and Council met for a Work session July 29, 2013 with Mayor Wayne Bullard presiding.

**PRESENT:** Councils: Ralph Clendenin, Mayor Pro Tem Bruce Cain, Rose Adams, Terry Benjamin, City Manager Jonathan Sumner, Fire Chief Dwight Bennett, Police Chief Terry Davis, Public Works Director Donnie Warren and City Clerk Lisa Mashburn all present.

**REVIEW/CORRECTION OF MINUTES:**

- A.) July 8, 2013 Work Session
- B.) July 11, 2013 Council Meeting

Councilmember Adams stated no corrections and good job.

**REVIEW OF BILLS/BUDGET OVERAGES:**

The Mayor asked if anyone had any questions regarding the bills. Councilmember Adams stated that she had no questions tonight and would review for Thursday night meeting.

**DISCUSSIONS:**

**NEW DOLLAR GENERAL (CLAYTON MILLIGAN)**

Josh Hostettler the developer for the project introduced himself and stated that the lease for the current Dollar General store expires on the existing space soon and that they would like to relocate next door. He stated that he would like to have Mayor and Council review the site plans and discuss the few variances needed. He stated that the new Dollar General would be 12,084 sq ft. Councilmember Adams asked if he knew that this was in the overlay district. He stated yes and this is why they will have to ask for variances. He then stated that a study was done at the Thomasville store and stated that at peak hours 65 cars are parked. He stated that the current Dollar General store has 34 parking spaces and the projected new store would have 37 parking spaces. City Manager Sumner asked what would happen with the existing store. Josh stated that the lease would be extended or fill with different tenant. He stated that the current store is 8250.00 sq ft and the new 12,084 sq ft would give them additional isle space and allow them to offer more items. Councilmember Clendenin asked if the traffic flow off of Hwy 122 would require a turn lane. Josh stated on the driveways would be offset from 122 due to DOT and that this is not like the one in Lakeland. Councilmember Adams asked if it would be a superstore and Josh stated no, the superstore is 20,700 sq ft and this new store would be much smaller. Councilmember Clendenin then asked if the size was changed because of the local market. Josh stated no; it is because of Harvey's and that they cannot compete with them. Councilmember Adams asked if there is another store the same size in the area. He stated no not in this area but that the new one built in Remerton is of the same design. Councilmember Clendenin then asked if Dollar General would seek to

sell beer and wine and stated that he thought it was for sure the 750 feet from the church to the door of Dollar General. City Manager Sumner then asked if Fire Chief Bennett had any questions. He stated no not at this time. Sumner then stated that the ordinance requires a monument sign. Councilmember Clendenin stated that it would need to be like the Harvey's sign. The City Manager then asked if they have any landscape plans. Clayton Milligan the designer stated that he is in the process of drawings right now and that he would get them to everyone as soon as they are complete. Clayton then stated he had three variance requests: 1.) Parking variance; the current codes requires 47 parking spaces but that they would like to put down 39 parking spaces and make them larger than the existing spaces. 2.) Set back on Marshall Street would need to be reduced; corner set back and 80% front set back. He stated since it will not be facing larger street would like to go from 15 foot setback to 7 foot setback. He stated that it would be great improvement from what we have now with landscape on Marshall Street side and no metal roof on the building. City Manager Sumner then asked when he thought the landscape plans will be done. He then stated the reason why he is asking is because he thinks everyone needs to see what will exactly be there. Clayton stated that if there are specific trees in ordinance they can do that. He also stated that their will curbing on every side with irrigation on each site. Sumner asked if the planning commission had reviewed the plans. Clayton stated that yes they had reviewed the plans and that the variance requests would go before them at the next meeting. He stated that it would then come back to us for September agenda. 3.) The last variance would be that 50 % of front drive out and parking area parking will be in front of building per Dollar General request. He then stated that the target date to start construction would be October 15, 2013 with the Grand opening in January or February of 2014 which depends on the timing and lease agreement in current store.

#### **DEPARTMENT REQUESTS:**

##### **GRWA FALL TRAINING (PWD WARREN)**

PWD Warren stated that he would like to attend the GRWA Fall Training October 27-30, 2013. He stated that the training will be at Lake Lanier and that the expected cost will be around \$700-750. He stated it would be for water/sewer training for three days.

##### **BASIC WATER WASTE TRAINING (PWD WARREN)**

PWD Warren stated that he would like to have staff member Dustin Cochran attend the training. He stated that it is 5 day training in Perry Georgia for certification hours and that the cost of the class is \$435.00 He stated that this training is for Dustin to receive his license in wastewater and be back up for PWD Warren.

##### **GCCMA FALL CONFERENCE (CITY MANAGER SUMNER)**

Sumner stated that the fall conference will be in Douglasville, Georgia October 22-25. He stated that cost of the conference is \$450.00 and approximately \$750.00 for lodging.

##### **MASTER METER PURCHASE (PWD WARREN)**

PWD Warren stated that we need to replace the current master meter we have on the water deep well because it is not working properly. He stated that we can pull the meter and recalibrate or purchase a new one. He stated that the current meter is not worth saving and that it will cost \$4600.00 to purchase a new one. He stated that we do not have a back up one.

##### **TAHOE PURCHASE-SPLOST VI (CHIEF DAVIS)**

Chief Davis stated that he would like to purchase a used Tahoe at the cost of \$22-23,000. He stated that he would like to replace the current 2007 Trailblazer that is 7 years old and has about 20,000 hours on it. Councilmember Clendenin stated that he would like to defer the purchase of the Tahoe until after we find out about SPLOST VII and feels we do not need to purchase anything that is not of dire necessity.

#### **FY 13-14 COLA (CITY MANAGER)**

City Manager Sumner stated the he would like to discuss a 3% cost of living raise for all employees for the remainder of this year and the new year. He stated that the weekly payroll is \$16,421 and the increase with the 3% would be 493.00 per week. He stated that this is a budgeted expense and that revenue has held to encourage me to recommend that COLA be funded for another year. Councilmember Clendenin stated that he felt it should be deferred until after the decision on SPLOST VII. City Manager Sumner stated that the SPLOST VII does not fund the operating expenses.

#### **CLERK'S FALL CONFERENCE (CITY CLERK)**

City Clerk Lisa Mashburn stated that she would like to attend the Fall Conference in Athens, Georgia. The dates of the training are September 8-10, 2013 at a cost of \$325.00. The room cost is \$99.00 per night. She stated that these two classes should complete the clerk's certification.

#### **SET AUGUST COUNCIL MEETING AGENDA**

-Tahoe Purchase-SPLOST VI

-FY 13-14 COLA

#### **SET AUGUST CONSENT AGENDA**

-GRWA Fall Training

-Basic Wastewater Training

-GCCMA FALL CONFERENCE

-MASTER METER PURCHASE

-CLERK'S FALL CONFERENCE

#### **FY14 BUDTET WORKSHOP I**

The City Manager stated that all should have received a copy of the proposed budget. He stated that they start working on the budget in April with department heads with all request in by May and then that he works on it in June to have the numbers for this draft. He stated that the General Fund and Proprietary Fund are pretty much status quo budgets with no major changes or variables. He then stated that the 2013 projection for LOST should be a sizable settlement because of the growth from 2000-2010. He stated that the other main cost for the proprietary fun would be deferral of the GEFA debt services for the 2000 debt and the water tank maintance which is a capital improvement. HE then asked if anyone had any questions. He stated that this is the first of two budget workshops; one now and then one in September at the

work session on September 3. He stated that we would have preliminary adoption on Thursday night at the Council meeting and then formal adoption at the October Meeting.

The Mayor asked if anyone had any questions. None noted.

**Meeting adjourned at 7:45 p.m.**

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Mayor Wayne Bullard

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City Clerk Lisa Mashburn