

**HAHIRA CITY COUNCIL**

**WORKSESSION**

**JUNE 2, 2014**

**6:30 P.M.**

**COURTHOUSE**

**Mayor and Council met for a Work session June 2, 2014 with Mayor Bruce Cain presiding.**

**PRESENT: Mayor Bruce Cain, Councils: Ralph Clendenin, Mason Barfield, Kenneth Davis and Terry Benjamin. City Manager Jonathan Sumner, PWD Donnie Warren, Police Chief Terry Davis. Chief Dwight Bennett and City Clerk Lisa Mashburn were not present.**

**REVIEW/CORRECTION OF MINUTES:**

- A. March 31, 2014 Work Session**
- B. April 3, 2014 Council Meeting**
- C. May 15, 2014 Special Called Meeting**

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

**PUBLIC HEARINGS:**

- A. HA-2014-03 Rezoning request by Fred Wetherington & Laurence Nelson (Planning & Zoning Administrator)**

**have quality growth you have to plan and as of** The Mayor stated that the County tabled this item last week and the Planning & Zoning board approve the rezoning. The Mayor said that at this time he would like to have discussion on the rezoning request but that according to legal we need to table until next month. Attorney Rob Plumb said that when the County originally notified the City with objections to the rezoning due to traffic on South Hagen Bridge Road. At that time arbitration began and it appeared that an agreement had been reached with the County, Laurence Nelson and Fred Wetherington and it was put on the agenda for the County Commission last week and at the last minute it was then said that there was not an agreement. Plumb said that he was copied on an email that said Fred Wetherington and his attorney needed more time and that they were not in a hurry. The email asked that the County Commission, Planning and Zoning and the City of Hahira table the item. The Planning and Zoning did not get the email and gave their recommendation. The County still has an unresolved issue. Plumb said that he would recommend that you table it until the July 2014 meeting. City Manager Sumner said that staff does not recommend proceeding with the County having an objection and he feels the County and the applicants need to be resolved before they involve the City. He feels that once it is all worked out with the County and applicants then bring before Council. Councilmember Barfield suggested that we do table it. He then said that he wanted to make a few comments and said that he is not against quality growth and development in this town. He

said that to now he has only heard about the development and not seen any plans and that is not how you partner for quality growth. He said that we are at the point that we need to partner with developers to have quality growth. He said that he wished we had plan in place to have developers come to the City first and then go to the County and then we can help them with the process and this has not been done in this place. Councilmember Clendenin said that his concern is the infrastructure and the impact on the water/sewer and the schools. The Mayor he would ask that we leave this on the agenda for Thursday night and asked for a motion to table.

**B. HA-2013-04 Annexation Request by Fred Wetherington & Laurence Nelson (Planning & Zoning Administrator)**

The Mayor asked that this be on agenda and asked for a motion to table.

**C. Application of Anthony K. Gill, Harvey's Supermarket-775 West Main Street for Package Sale of Beer and Wine (Chief Davis)**

The Chief said that there is a change on the Cooperate level but not in management and that he recommends approval. The company was bought out by Bi-low.

**REVIEW OF BILLS/BUDGET OVERAGES:**

Mayor Cain asked if anyone had any questions or concerns. None noted.

**DISCUSSIONS:**

**A. FY 13 Audit Presentation (City Auditor)**

Nick Valenti and Denise Rackley of Valenti, Rackley and Associates are here to discuss the Audit performed for FY13. He is here to present the results of the audit and to express an opinion of the financials for the City of Hahira. He thanked management and staff for their cooperation in this process. He then went over the report/highlights and expressed a clean audit. The only finding is one that many small cities have, segregation of accounting due to the number of staff members. The Mayor asked if anyone had any questions. None noted.

**B. Odom Building Report (Altman & Barrett Architects)**

Mr. Altman of Altman & Barrett Architects said they had done an in-depth look of the building. He presented a report to Mayor and Council. He stated that the Odom Building is a three story 19 century building that was used at one time for store front and storage on the top two levels with elevator in the back. The two store fronts are divided by a brick masonry wall with the width of the standard store front of about 25 feet with pine flooring. He explained the general makeup of the building. He said that there is a lot of restoration that needs to be done to this building. He said the problem was the interior gutters, the water came in, ran down the walls and on floors and rotted it out and termites came up from the bottom and this happened a long time ago (1940's). He said when you walk in on the bottom floors they look fine but that the building is not up to today's code. He stated that if that temporary roof was not put on that

building in the past that the building would have come down. He said that the third floor is not sturdy enough to walk on and that he is concerned with the roof if have high wind; the building is not safe to occupy. Altman presented Mayor and Council with booklet that gives you what they found, what needs to be done to fix it and the cost to fix the building. He stated a lot depends on the occupancy of the building that this is for safety to the structure of the building. The cost estimate is approximately \$74.00 per square foot.

**C. Proposals for Bond Refinance (City Manager)**

City Manager Sumner said this discussion item has been discussed off and on since July when we originally were approached by Ameris Bank to refinance our revenue bonds which are currently held by USDA. The Council decided that we should go out for RFP's and that process was engaged a few months ago with two responses; Ameris Bank and Merchant Capital. Now tonight we have representatives from both banks to answer questions for you tonight. Mr. Glass with Ameris gave several points to consider stating they are a local bank with Valdosta office and several employees who are residents of Hahira, growing bank, Texas ration is A and that they are not a broker, the loan will not be sold. Good customer service, 3.3% rate for \$17,000 per year savings. Good experience with municipal lending and can move on loan quickly. No loan origination fees and cap on legal fees, to be paid by Ameris if over the \$20,000. The City would be required to maintain 1.10 debt ratio with \$160,000 held in reserve. The loan rate would increase to 4.3% for years 15-20 and would be listed as first lien. The representative from Merchant capital said that they are an investment bank and that they buy bonds from Municipalities in Georgia, Florida and South Carolina. He stated that they have a representative living in Valdosta and have done funding for Valdosta State Housing. The loan would be 20 year at 3.08% rate and the rates do not change. You would have to keep the 1.10% debt ratio and this may require rate increase based on tap fees but no reserve required. He also mentioned another option with the Lowndes County Public Facility where you would contact with another entity and set charges at what you need. You can refinance at any time with no repayment penalty and can go up to 30 years. Councilmember Davis asked with second option did you say no reserve is required and he responded yes that is correct. City Manager Sumner asked if any other entity has done this and he said yes Lowndes County. The Mayor thanked the representatives for their presentations.

**D. MS4 Permitting (City Engineer)**

Robert Ramsey of Stevenson and Palmer said he was here to discuss the MS4 permitting regarding storm water. He stated we did meet with EPD and try to change their delegation but it was stated that they would accept our waiver but that it would be denied. The permit will be in two parts, the first will be the storm water management plan development which will involve working with the City and going through the ordinances and work with City to see what they need to do and this is due by September and then Phase II will not be due until February of 2015 and will be the enforcement response plan. We will come up with a plan that will cost the City the least amount of money and instruct the City staff on what to do. The cost of the permit will be \$37,535.83 for about 260 days and ordinance changes will be implemented during this time. Sumner said that we currently have a storm water ordinance in place which is modeled by the City of Valdosta MS4 so a lot of the requirements are already in place but the permitting is what the engineers will help us do. This is covered under **SPLOST VI but the ongoing cost of**

monitoring would be a General Fund expense. This is the first step in the permit, investigation and Stevenson and Palmer will have this done by the September deadline. The Mayor asked for any more discussion.

**E. Web Site Contract (City Manager)**

City Manager Sumner said that this has been ongoing for few months, RFP went out and presentations made. The firm was selected at the Special Called Meeting in May. After the meeting he contacted the Easy Site and the contract is for their review. Tim Drexler has the contract for review.

**F. 2014 Retreat Dates (City Manager)**

City Manager Sumner stated that we need to reschedule our retreat and asked Council for dates. It was decided that it would be August 8 and 9<sup>th</sup>. Sumner said that with staff being off at end of the month he would like to request that all agenda items are received by June 17<sup>th</sup> and packets out early by June 19<sup>th</sup>.

**G. Valdosta Training (City Manager)**

City Manager Sumner informed the Mayor and Council about the upcoming training in Valdosta on August 22 and 23<sup>rd</sup>. You can turn in selected classes to him after this Thursday.

**DEPARTMENT REPORTS:**

**A. Water and Wastewater Software Upgrade-SPLOST VI (City Manager)**

City Manager Sumner said that now that we have new computers and software that we need to update the wireless radio read software. The cost of the software is \$1,900 for software upgrade and it is SPLOST VI eligible because it is a maintenance agreement.

**B. Courthouse Doors/Trim-SPLOST VII (PWD Warren)**

Public Works Director Warren said that he received two bids; one from Mashburn Painting and one from John Bailey. Mashburn was the low bid.

**C. Update Exterior of Community Center-SPLOST VII (PWD Warren)**

The Mayor said that this was discussed with previous item. Sumner said that he split it out because it was two different areas of SPLOST.

**D. Mower Purchase (2)-SPLOST VI (PWD Warren)**

Public works Director Warren said that he needed to replace two mowers that he has now. He said that they are approximately 6 years old. One is priced at \$4,700 and one at \$4,500 from Nashville Tractor.

**E. Surplus Computers (City Manager)**

City Manager Sumner said that with the upgrading of computer that we now have 10 pieces of hardware and monitors that we need to decide what to do with. It is required to bring to Council if it is over \$500.00 and he wants to see if they want him to put it on GovDeals or what

they want to do with them. Councilmember Clendenin said that he would like to give them to families in Hahira that cannot afford to purchase them. City Manager Sumner said that 2 of them will need to be repurposed at the Public Works and that will leave 8. The Council would like to donate the computers after the hard drive has been cleaned up.

**F. Resolution for GEFA Loan for Deep Well (City Manager)**

City Manager Sumner said that this is just a housekeeping measure, this was done last August but the project ran longer than anticipated.

**G. Tasers-SPLOST VI (Chief Davis)**

Chief Davis stated that in the packets is a quote to purchase 10 Taser's for the police department. He stated that each officer will need to do training and that GIRMA recommends this to reduce the chance of workers comp claims and liability for the City will come down. SGT John Roberts with the Adel Police Department is a trainer and here for any questions.

**H. Copier-SPLOST VII (City Manager)**

City Manager Sumner said that the current copier in City Hall was purchased in July 2006. It will no longer be supported via maintenance contract as of June this year. He said that he has two quotes one from Colson Business Systems, Inc. for \$4180.00 and one from Ricoh for \$4295.00. He recommends Colson Business Systems, Inc. and it is a SPLOST VII eligible expense and it performs comparable to the copier/printer that we have now.

**I. Computer Services Contract (City Manager)**

City Manager Sumner said that he has discussed with staff renewal of the contract with Ricoh for another year and that is a cost of \$5,000.00.

**SET JUNE COUNCIL MEETING AGENDA:**

- Proposals for Bond Refinance
- Web Site Contract (SPLOST VII)

**SET JUNE CONSENT AGENDA:**

- Water and Wastewater Software Upgrade-SPLOST VI
- Courthouse Doors/Trim-SPLOST VII
- Update Exterior of Community Center-SPLOST VII
- Mower Purchase (2)-SPLOST VI
- Surplus Computers
- Resolution for GEFA Loan for Deep Well

-Tasers-SPLOST VI

-Copier-SPLOST VII

-Computer Services Contract

-FY13 Audit

-MS4 Permit-SPLOST VI

-Valdosta GMA Training

**ADJOURN**

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**Bruce Cain, Mayor**

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**Lisa Mashburn, City Clerk**