

HAHIRA CITY COUNCIL

COUNCIL MEETING

FEBRUARY 4, 2016

7:30 P.M.

COURTHOUSE

Mayor and Council met for a Council meeting February 4, 2016 at the Courthouse with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Mason Barfield, Kenneth Davis, Patrick Warren and Mayor Pro Tem Terry Benjamin. City Manager Jonathan Sumner, Fire Chief Dwight Bennett, Police Chief Terry Davis, PWD Donnie Warren and City Clerk Lisa Mashburn.

CALL TO ORDER: Mayor Bruce Cain

ESTABLISH QUORUM: Mayor Bruce Cain

PLEDGE OF ALLEGIANCE: Mayor Bruce Cain

INVOCATION: Pastor Mike Davis

REVIEW/CORRECTION OF MEETING MINUTES:

- A. JANUARY 4, 2016 WORK SESSION**
- B. JANUARY 6, 2016 COUNCIL MEETING**

The Mayor asked if anyone had any questions or corrections regarding the meeting minutes. None noted. **A motion was made by Councilman Davis to approve the minutes as presented which was seconded by Mayor Pro Tem Benjamin. Councilman Davis, Councilman Barfield, Councilman Warren and Mayor Pro Tem Benjamin all voted in favor of the motion.**

PUBLIC HEARING:

- A. HA-2016-01 REZONING REQUEST BY CHANCY DEVELOPMENT COMPANY (PLANNING AND ZONING ADMINISTRATOR)**

Tracy Tolivar Planning and Zoning Administrator said that as discussed on Monday night that she is here to present a zoning request from Chancy Development. The request is to rezone 6.7 acres from R-10 to multi R-6. The property is located at 440 W Stanfill Street on the north side of the road and the purpose will be to build approximately 30 buildings which would be 60 units. Staff reviewed the area and found that it is zoned for Mobile Home Park and apartments on the same road and that they would recommend to approve the re-zoning. It was approved by the Planning Commission with a 6-2 vote. The Mayor asked if Council had any questions. Mayor Pro Tem Benjamin said that his concern is the traffic on Stanfill Street and if the road can handle 60 units.

The Mayor asked if anyone wished to speak against the zoning request.

Wilby Coleman 1203 Hickory Drive Valdosta Ga said that he has concerns and objections to the re-zone. He said he has had land in Hahira for a long time, he has 87 acres on the west end of Hahira to I-75. He said that his wife's family owned this land for over 50 years and had the Music Festival pick in for 17 years and that 25 years ago that was all zoned R-10. He said the land was planted in pines and it was then cleared. He said that now he has a government financed project at the west end and that he was not notified when they put in the trailer park. He said that he did not go to the zoning commission meeting due to lack of interest it is that he cannot drive and that his son had surgery and could not take him. This land is owned now by my children and this would diminish the prospect of single house dwelling of the 46 acres in the future. He asked that you not reduce the property from R-10 to R-6.

Michael Bryant of 405 W Stanfill Street stated that his concern is the small tract of land, he feels that 30 units is a bit much and R-10 to R-6 is an injustice. I know they want to make money but the concern should be what it would look like. The taxpayers in that area do not want to see this built, the road is not wide enough for the traffic. He feels that this should be tabled and everyone go over there to look at it. I do not want to see the zoning changed.

Karen Camion of 405 W Stanfill Street said that she has lived in the City all her life and that there used to be 4 houses on that street. When I first heard about it I said the road is too crowded. How many cars in that area for the apartments and now add 120 more cars coming in and out? You need to consider this and the people that live in this area. This does not look like 6.7 acres and safety is more of an issue.

Wyetta Lane of 210 Branch Street said she received the letter about the rezoning, she said building the houses was fine but rezoning to build apartments I do not think is a good idea. I called each Council member and asked them to go look at it. We already have a problem getting in and out now and it will be worst. She said the wooded area looks good, Council needs to look at what the citizens want. Apartments will lower the property values down there, read my lips and vote no.

The Mayor asked if anyone would like to speak in favor of the rezoning request.

Clayton Milligan of 998 Milligan Road said that there were concerns raised regarding the 60 unites. The plans have been reviewed and are now down to 21 R-10 buildings on 5.7 acres which would be 500 square foot per unit. Re-routing the road is not related to this and we are not taking property from anyone else. Councilman Davis asked if these apartments would be similar to the units that Chancy Development has on S. Hagenbridge , this is a mixture of 2-3 bedroom units and if they would have the same green space. Councilman Davis said that he did go over and walk it from one end to the other and said that he felt you could do up to 24 units with a public lane or road. Mayor Pro Tem Benjamin asked if he had a copy of the lay out. Councilman Warren said I just want to be sure that we are just here regarding the zoning. Clayton said yes this is just zoning that includes water/sewer manholes which are already there. This part the engineer reviewed. City Manager Sumner stated that we do have sewer capacity and that this is only regarding rezoning from R-10 to R-6. The project depends on the rezoning

of the property, building under zone R-10 is not viable. They could get a special exception for R-10, both require a vote. Councilman Warren said so the max number of units for R-6 would be 67 with 30 buildings and green space. The current drawing has 21 units per Mr. Milligan. If it is R-10 then it would be city maintained and F-6 would be maintained by land owner. The Mayor stated that we have R-6 (Gatewood), R-10 (houses), and MHC (trailers) MI (storage) all on West Stanfill Street.

Vicky Roundtree of 611 Shiloh said she would like said that Hahira has some growth and the need for affordable housing. The property that Chancy Development currently owns in the City is all nice and pleasing to the eye. People want to live in Hahira and the current apartments on S. Hagenbridge and Hwy 122 have not affected the property values in that area. Growth is needed in the City of Hahira and the infrastructure can handle it. We need gradual growth, the infrastructure needs work now and it will continue to need work. The Chancys have done a lot for the City of Hahira, they will do whatever it takes to work with the City and they will compromise.

Councilman Davis said that he has thoughts on the issue, there have been a lot of good comments for long term planning, traffic and aesthetically pleasing property. I do think the issue has been addressed, we have it on S. Hagenbridge Road and it is not a traffic issue, the property fits in and is looking good. It looks like this too will be a nice looking plan, yes the curve is a problem but the City can fix it with signage and repair. We can take care of the problem if traffic is an issue, R-6M is consistent with the Gateway Pines Apartments which is along with the planning commission recommendation.

Councilman Barfield said you can look at this from a lot of different angles. The major concern is the traffic. He said he has no doubt that the what the Chancy's build will be good for the community and that they will go overboard to make sure that things are done the right way. When I was a child that was all a dirt road with few houses but it changed and the road was paved and houses added. We have change, I think we need to start with 6 units, a small group and see how that develops, gauge the traffic and focus on the road to improve it and straighten it out as much as we can.

Mayor Pro Tem Benjamin said that road needs to be fixed. The zoning from R-10 to R-6, it fits the R-10.

Tracy Tolivar said this is a unique proposal, it is not a true multifamily, and several units will be on one parcel.

Mayor Pro Tem Benjamin asked if we could table this.

Councilman Warren said it is not an issue of development or no development, with special exception they can attain this, either way it will be done. I was elected for responsible growth for the City of Hahira, people want to live here in Hahira. I think we should move forward with the vote.

A motion was made by Councilman Warren to approve HA-2016-01 Rezoning request as presented which was seconded by Councilman Davis. Councilman Davis, Councilman Barfield and Councilman Warren voted in favor of the motion. Mayor Pro Tem Benjamin voted against the motion. The vote was 3-1 with motion approved.

B. FY15 BUDGET AMENDEMENTS (CITY MANAGER)

City Manager Sumner said that as discussed on Monday night the budget was approved but we have line items within the departments that need to be amended. The General fund had an overage in revenue on the fines and forfeitures. It was expected that we would collect \$600,000 and we collected \$770,000. The election line item has total expenditure of \$2,500 which exceed the line item by \$1,000. The total expenditure in the Police Department ad-on was projected at \$330,000 and the proposed new amount was \$345,000. The inmate fees in the Police department was projected at \$17,500 and the new amount was \$22,500. The streets will need to be amended from \$178,000 to \$185,000. These expenditures will all come from the collection of the fines and forfeitures which was unanticipated revenue. The Proprietary fund as a whole equaled the revenues. We did forecast that we would be in the red and projected a deficit, this will be discussed at the retreat. We will need to move about \$7,000 for electricity and \$11,000 for landfill/inherit debris charges but at the retreat we will need to talk about the sanitation and solid waste and that part of the fund. We did not spend over what was authorized to spend. The Mayor asked if anyone had any questions regarding the FY15 Budget. None noted. The Mayor asked if anyone wished to speak in favor of the motion. None noted. The Mayor asked if anyone wished to speak against the motion. None noted. **A motion was made by Mayor Pro Tem Benjamin to approve the FY15 budget amendments which was seconded by Councilman Barfield. Councilman Barfield, Councilman Warren, Councilman Davis and Mayor Pro Tem Benjamin all voted in favor of the motion.**

CITIZENS TO BE HEARD:

None noted.

REVIEW OF BILLS/GUDGET OVERAGES:

The Mayor asked if anyone had any questions or concerns regarding the bills. None noted. **Councilman Barfield made a motion to pay the bills as presented which was seconded by Councilman Warren. Councilman Barfield, Councilman Warren, Councilman Davis and Mayor Pro Tem Benjamin all voted in favor of the motion.**

DISCUSSIONS:

A. GMA ANNUAL CONVENTION (CITY MANAGER)

City Manager Sumner said that the GMA Convention/training will be in Savannah. The dates of the Conference are June 25, 2016 to June 28, 2016. He said that he would need to know who would like to attend. He also stated that we will need to have the classes and reservation information by the first week of March so that everyone can be registered. Councilman Davis, Councilman Warren, Councilman Barfield and Mayor Pro Tem Benjamin would all like to attend. **A motion was made by Councilman Davis to approve the motion which was seconded by Councilman Barfield. Councilman Davis, Councilman Barfield, Councilman Warren and Mayor Pro Tem Benjamin all voted in favor of the motion.**

B. COASTAL PLAINS EOA APPOINTMENT (MAYOR CAIN)

The Mayor said that the he and the City Manager discussed this and they came up with one name to serve on the Coastal Plains EOA board. The Mayor said that he contacted Marilyn Dye and she agreed to accept the appointment. **Councilman Barfield made a motion to approve which was seconded by Mayor Pro Tem Benjamin. Councilman Barfield, Councilman Davis, Councilman Warren and Mayor Pro Tem Benjamin all voted in favor of the motion.**

CONSENT AGENDA:

A. SPRING CONFERENCE

B. TE SIDEWALK PROJECT SCHEDULE

The Mayor asked if anyone had a questions or concerns regarding the Consent agenda. None noted. **Mayor Pro Tem Benjamin made a motion to approve the Consent agenda which was seconded by Councilman Davis. Mayor Pro Tem Benjamin, Councilman Davis, Councilman Warren and Councilman Barfield all voted in favor of the motion.**

REPORTS:

Mayor Pro Tem Benjamin thanked everyone for coming out and thank you to the citizens of District I for the opportunity to serve. He said it is nice to see the Boy Scouts at the meeting tonight. Thank you to the Mayor, Councilmembers, City Clerk and City Manager. Tonight you all had a chance to see democracy at work, everyone is very passionate about the City of Hahira. He said that he is looking forward the retreat tomorrow.

Councilman Davis stated that we have great things coming and he thanked everyone for coming out tonight. Tonight you had the chance to see both sides. We welcome you to the work session on the Monday nights where we discuss topics and then on the Thursday night Council meeting we discuss and vote on items.

Councilman Warren thanked everybody for coming out tonight. I know we make a lot of people mad and they are not all happy but we have to do what is best for the Citizens of Hahira and the State of Georgia. Thank you.

Councilman Barfield thanked everyone for being here. We are all up here to make a decision, we argue and cannot take it to heart. We cannot disregard the citizens but we have to understand how important it will be. We hope we can prove the decision we made it right and you have to understand the process. The Elected officials do the best to make the right decision for the people.

City Manager Sumner thanked the Mayor and Council for the opportunity to serve. Thank you to the staff, department heads and Lisa and Paula for the work that they do.

Mayor Cain thanked everyone for coming out tonight and to all those that spoke the way that they felt. This is freedom of speech. Thank you to Boy Scott Troop 454 for coming tonight and hopes that it was a good learning experience for them. We have the retreat tomorrow at the Community Center and it will start at 8:30 A.M. In regards to the Public Hearing we hope that things will turn out the way they are supposed to, we will keep an eye on the road, I will be around to see that it is the way it is supposed to

be. Thank you to the Chancy's for coming tonight, they are very good developers. PWD Warren I appreciate all that you do, he drove around in the storm checking things by himself and it was all right. He does a fantastic job and is a very good employee.

The Mayor asked for a motion to adjourn. **Councilman Barfield made a motion to adjourn which was seconded by Councilman Davis. Councilman Barfield, Councilman Davis, Councilman Warren and Mayor Pro Tem Benjamin all voted in favor of the motion.**

The meeting was adjourned at 9:10 p.m.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN