

HAHIRA CITY COUNCIL

WORK SESSION

MAY 31, 2016

6:30 P.M.

COURTHOUSE

Mayor and Council met for a Work Session May 31, 2016 with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Mason Barfield, Patrick Warren, Kenneth Davis 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.

REVIEW/CORRECTIONS OF MEETING MINUTES:

- A. MAY 2, 2016 WORK SESSION**
- B. MAY 5, 2016 COUNCIL MEETING**

The Mayor asked if anyone had any questions or concerns regarding the meeting minutes. None noted.

PUBLIC HEARING:

A. HA-2016-02 VARIANCE REQUEST BY CHERYL GODFREY, 803 WEST PARK STREET (PLANNING AND ZONING ADMINISTRATOR)

Tracy Tolley Planning and Zoning Technician presented the case. Cheryl Godfrey has requested to build a new home on the west side of the property and after the house is built to tear down the existing property. The set back in the front would be 30 feet and she would like to change the rear yard setback from 30 feet to 18 feet. This is a hardship because this is a half-acre narrow lot. Planning and zoning would recommend approval with the stipulation that the old house would be removed 30 days after the new house is completed. City Manager Sumner said that the Planning Commission approved this unanimously. Councilman Barfield said as a Council we can alter this, conditions can be altered. He asked what the Mayor recommended. The Mayor suggest that we give them at least 60 days after completion of new house to have the old house removed.

B. HA-2016-03 REZONING REQUEST BY JOSH THOMASON, PEACHTREE HOUSING COMMUNITIES, LLC (PLANNING AND ZONING ADMINISTRATOR)

Tracy Tolley stated this is a request to rezone 1.8 acres between W. Main Street and W. Park Street. This would change the zoning from R-10 to RP for a 64 unit apartment complex. The Planning and Zoning staff recommended approval of the request.

C. HA-2016-04 REZONING REQUEST BY JOSH THOMASON, PEACHTREE HOUSING COMMUNITIES, LLC (PLANNING AND ZONING ADMINISTRATOR)

Tracy Tolley said this is a request to re-zone the east side of Union Road adjacent to the property zoning request to RP. This is currently zoned commercial and they would like to change to RP for the 6 and ½ acres. The Planning and Zoning staff recommended approval of the request.

D. HA-2016-05 ANNEXATION REQUEST BY JOSH THOMASON, PEACHTREE HOUSING COMMUNITES, LLC (PLANNING AND ZONING ADMINISTRATOR)

Tracy Tolley stated the above referenced property of 6 and ½ acres would need to be annexed into the City and the Planning and zoning staff would recommend approval.

City Manager Sumner said that he just received a text from Matt Martin who was at Planning Commission meeting and that no one rose in opposition and it was all approved. No opposing views. I think we may have a few at the Council meeting on Thursday night. Councilman Barfield stated he would like to know the history of that, how the City line was drawn around this land. Sumner said that it was requested to change to multi-family back in the early 90's and that request was denied, I do not know the reason. We have options, if we do not approve it they have the option to move forward to do as County project instead of City project. The County has sewer in that area but not water. Rob Plumb City Attorney said the issue is with the tax credit and if it is allocated, one thing is scoring, this will help if in the City. The total construction value would be around 6 million and this would also be around \$30,000 annually. Councilman Davis said that as a general statement, we will have discussion on this project Thursday night, this project fits Hahira's long term goals and needs in general terms. I do not see why this would not be passed. Councilman Barfield says that he agrees with what is said and that there is a potential for this to be done outside the City limits, the master plan was last done in 1994. We need a comprehensive plan for true land use and growth. We need to sit down and find out balance. Are we getting out of balance? I think we need to get this property in the City so that we can have some control. City Manager Sumner stated that Altman & Barrett did our strategic planning and they would be interested in doing the master plan. Councilman Barfield said we have a lot of anxiety from folks, we approved the Chancy Development and now this one here. We need a plan so we can have balance and smart growth. Sumner said that we are approaching build out. Our future land use plan we need to update as part of our comprehensive plan, we have suburban development all around the town. We need to balance with commercial property. Mayor Pro Tem Benjamin said the point is if this development is built, we will have to service it with our Fire and Police. This will take a toll on our services and there will be a cost. Councilman Davis said as an example of this look at Creekside West, it is not part of our City but we get emergency service calls and this is cost out of the City's pocket. Think about it, the city will provide services to that location. I do not know if this project will go through but we want to have some control over it. Councilman Warren says that he disagrees, is this a good idea, we need a master plan, we do not want saturation of development. Gateway Pines is a heavy burden due to the work load, we do not want service issues in the future. I think it would be a long shot. We have approved Chancy Development and possible another phase for Gateway in the future. We need to see a master plan.

E. APPLICATION OF SUSANNE ALTMAN, A & E ETC., 123 EAST MAIN STREET, FOR SALE OF BEER AND WINE BY THE DRINK (CHIEF DAVIS)

Chief Davis stated that Suzanne Barrett applied for an Alcohol license (by the drink) at 123 Main Street. She has a clean background check and there is nothing to disqualify from Altman & Barrett appreciates the amendment to the code to make this application possible.

REVIEW OF BILLS/BUDGET OVERAGES:

The Mayor asked if anyone had any questions or concerns regarding the bills. None noted.

DISCUSSIONS:

A. 2015 AUDIT (CITY AUDITOR)

Nick Valenti of Valenti, Rackley and Associates stated he was here to report on the 2015 City Audit. He said that he would like to thank the staff for their cooperation and working in a timely manner. He said that he has a clean opinion and good report. We go by standard accounting practices as per GASB 6A. The balance sheet has a net effect of \$161,777. He stated we have no overages in the amended 2015 budget. We have no violations in the financial statements. We always have a weakness regarding the segregation of duties because of the size of the City, and no practical solutions. We need to continue to have more management oversight. We have a recommendation regarding the bank reconciliations, we have outstanding checks that are not cleared properly. We need to train on the proper procedures regarding this matter.

B. FATHER'S DAY CAR SHOW FUNDING REQUEST (HMA PRESIDENT)

HMA President Vicki Rountree stated that we will have our 2nd Annual Car Show, cruise in on June 18, 2016. The cost would be \$1666.50. This would pay for advertisement, signs, music, gift baskets and new tarp.

C. JULY 4TH CELEBRATION FUNDING REQUEST (HMA PRESIDENT)

HMA President Vicki Rountree stated that this is the first year for the July 4th Celebration. We have Black Crow Media involved, we will give away a golf cart valued at \$6,000, a band and a kid zone. Black Crow Media will do a live broadcast and this will be paid for with sponsors at the cost of \$1500.00. We will have a local band play from 7-9 p.m. and the fireworks will start at 9:00 p.m. This is our most expensive event and it will cost about \$4107.00. Councilman Davis said that he thinks this is a great idea. We will have so many involved in this that if it is close to the turnout for the Honeybee Festival then it will be great. Vicki stated that she is really excited about this event.

DEPARTMENT REQUESTS:

A. PHONE SYSTEM (CITY IT PROVIDER)

Jason Bellflower with Virtual World is our current City IT Provider and is working to find the best telephone system for the City. He said that we have the option of Windstream, Southern Phone Systems and Mediacom. We recommend Southern Telephone Systems, the current phone system is about 20 years old. The cost of the new phone system will be about \$10,542.22. Sumner stated that this could be paid out of General Fund. We can go with Windstream for service at a cost of about \$552.00 per month which will save us about \$500.00 per month. This will change us from 10 mg to 50 mg and we will go from 10 lines to 23 lines. Sumner stated that this will save us \$500-600 per month and the phone system will pay for itself in about 18 months. We appreciate what Mr. Bellflower has done and we would like to keep our money for phone service local.

B. 2016-17 IT SERVICES CONTRACT (CITY IT PROVIDER)

C. Mr. Bellflower said that it is time to renew IT Service. We are located in Valdosta and I live here in Hahira. The cost of renewal is \$18,777.00. Sumner stated that we have been very pleased with Virtual World and we are very confident and pleased to recommend for renewal.

D. COMMUNITY CENTER TABLES AND CHAIRS (CITY MANAGER)

City Manager Sumner said that we would like to purchase new tables and chairs for the Community Center. There is a lifetime brand at Sam's that he would recommend.

SET JUNE COUNCIL MEETING ADENDA:

-HA-2016-02 VARIENCE REUQUEST BY CHERYL Godfrey

-HA-2016-03 Rezoning Request by Josh Thomason, Peachtree Housing Communities, LLC

-HA-2016-04 Rezoning Request by Josh Thomason, Peachtree Housing Communities, LLC

-HA-2016-05 Annexation Request by Josh Thomason, Peachtree Housing Communities, LLC

SET JUNE CONSENT MEETING AGENDA:

-Phone System

-2016-17 IT Service Contract

-Community Center Tables and Chairs

-FY15 Audit

-Father's Day Funding

-July 4th Celebration Funding

City Attorney Rob Plumb stated the Mayor and Council would like to go into Executive Session. Mayor Pro Tem Benjamin made a motion to go into Exceptive Session to discuss land acquisition with was seconded by Councilman Barfield. Councilman Warren recused himself from the discussion. Councilman Barfield, Councilman Davis and Councilman Barfield all voted in favor of the motion.

Councilman Barfield made a motion to come out of Executive Session which was seconded by Mayor Pro Tem Benjamin. Councilman Barfield, Councilman Davis and Mayor Pro Tem Benjamin all voted in favor of the motion.

ADJOURN.

BRUCE CAIN, MAYOR

LISA MASHBURN, CITY CLERK