

HAHIRA CITY COUNCIL

WORK SESSION

AUGUST 1, 2016

6:30 P.M.

COURTHOUSE

Mayor and Council met for a Work Session August 1, 2016 with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Patrick Warren, Kenneth Davis and Mason Barfield. City Manager Jonathan Sumner, Fire Chief Dwight Bennett, Police Chief Terry Davis, PWD Donnie Warren and City Clerk Lisa Mashburn. Mayor Pro Tem Terry Benjamin was not present.

REVIEW/CORRECTIONS OF MEETING MINUTES:

- A. JULY 5, 2016 WORK SESSION**
- B. JULY 7, 2016 COUNCIL MEETING**

Mayor Cain asked if anyone had any questions or corrections to the minutes. None noted.

PUBLIC HEARING:

A. MILLAGE RATE

City Manager Sumner stated it is time to set the millage rate. The rate in previous years was 5.38 and back in 2012 Council lowered the rate to 4.75% which is the lowest it has been for many years. We had a tax loss of 5.21% with the total amount around \$17,177 last year. The decrease in revenue and adjustments have been made. The advertisement for the millage ran in the Valdosta Daily Times on July 28th. If Council decides to stay at the 4.75% on Thursday night then the rate will be set. Sumner said that most entities are raising the millage and we do not have to do that, we also had no layoffs because of it. Thank you to the department heads. The Mayor asked if anyone had any questions. None noted.

REVIEW OF BILLS/BUDGET OVERAGES:

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

DISCUSSIONS:

A. CITY CENTER (A & B ARCHITECTS)

Mr. Altman of A & B Architects had a presentation after receiving notes at the last meeting. This is a work in progress. We have several things to consider, the design goals, everyday use, festival use, phasing and the budget. He showed an overall layout of the first drawing for the park. There was discussion regarding the splash pad and the different cost of the systems. The

recycle system is the most expensive at \$375,000 and the water in/water out system is around \$125,000. They discussed the festival design with the open concept bandstand and the different phases of the project. We will go back to the designs with the suggestions we received tonight and update for the August 29th meeting.

B. REPORT OF LAND USE REQUIREMENTS FOR SPAS (PLANNING AND ZONING ADMINISTRATOR)

The Planning and Zoning Administrator could not be here for the meeting tonight and will not be available on Thursday night. We will have to reschedule.

C. SOLID WASTE SERVICES (CITY MANAGER)

City Manager Sumner said that as per emails to Mayor and Council the last few weeks that there are issues with G-Waste and prior lenders. The agreement for repayment was signed and no changes in service. The check will go to the bank into a special account instead of Mr. Griffin picking up the check. Sumner stated that in 2018 we can retain G-Waste or go out for RFP. Mayor Pro Tem Benjamin stated that he is satisfied with the service and feels the mechanical problems have been minimized when this was discussed with him at earlier time. Councilman Barfield asked how many times we have had interruption of service, he needs to know our expectations. Councilman Davis asked if he had a back- up truck for when he breaks down. He then asked how many other accounts he has. I would like to see him come and discuss this with us, come to the meeting. Councilman Warren said that he is satisfied with the service.

D. CITY MANAGER/DEPARTMENT HEADS FUNDING REQUEST (MAYOR)

The Mayor stated that in the packets there is a request for new wages for City Manager, Fire Chief, Police Chief and PW Director. HE stated that he reviewed the salary study and that we are in Class E. If you look at the study you will see that we are about \$15,000 less than the average salary. When I first looked at it I could not believe what I was seeing. The City Manager is working for a lot less, I do not know how he could stick it out. All positions are paid lower than they should be, especially with the number of years' experience they all have. City Manager Sumner stepped down and recused himself from discussion. The Mayor stated that this has all been worked into the budget. Councilman Davis said the first thing I saw was how low the salaries are and they do not compare to other cities the same size with the same services. I think we should start by getting them up to par to below lowest range and that he does not know why this was not proposed in the past. He stated that the increases will come from the General Fund, the general fund can expect the increases, I do not see where this would be difficult to maintain. The Fund is standing better than in years past, we have the funds and we pay our bills. We need to get what we need to take care of the employees. Councilman Barfield said that he agrees. He said that he is confident in the people that we have doing the job. We need to maintain salaries so that people will stay and if a new person come in, we need to make the salaries where they would want to come here. Our department heads and City Manager are worth it, no other small city has the combined years of service that we have. Councilman Davis said we are not getting average service so we need to pay the employees.

SET AUGUST COUNCIL MEETING AGENDA:

-Solid Waste Services

-City Manager/Department Heads funding request

FY17 BUDGET WORKSHOP I

City Manager Sumner said that budget season started in April 2016 with the department heads. In June we presented a budget draft to the Mayor and Council. In the last two weeks we have had the millage rate and the budget document is in draft form and this is the recommended admin budget. This is the Budget Workshop I and on August 19th we will have Budget Workshop II. At the September meeting we will set the preliminary budget and it will be advertised in the paper with a Public hearing to follow at the October 3rd meeting and on October 6th will be the final meeting. The highlights are the General fund revenues and expenditure must match and they match in the amount of 2.2 million. Page 5 has the budget increases and the amendments at the end of FY 16. We have an increase in proprietary fund revenues, with the expense and revenues at 1.2 million. We do not depend on tap fees anymore to support the proprietary fund. The millage rate is a dreaded component of the budget with only 14% of the General fund revenues. The LOST is the same as it was in 1992, the LOST is continuing and ongoing. Our largest increase is the Fire department which is due to the increase in staff to 2 man coverage for 24 hours. Another difference in the budget is an idea being knocked around by the business community for one full time position for the Main Street Program. Sumner said that he thinks we also need to move around payroll and put the right amount in the Proprietary Fund because the Proprietary Fund is very strong now. Councilman Davis asked what is required for the Main Street Program. Sumner said the DCA requires one full time position for the Main Street Program and certain reporting requirements. The Main Street program also works closely with the DDA, acting as a liaison.

The Meeting was adjourned at 9:00 p.m.

ADJOURN.

Mayor Bruce Cain

City Clerk Lisa Mashburn