

HAHIRA CITY COUNCIL

WORKSESSION

AUGUST 31, 2015

6:30 P.M.

COURTHOUSE

The Mayor and Council met for a Work session August 31, 2015 with Mayor Bruce Cain presiding.

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

REVIEW/CORRECTION OF MEETING MINUTES:

The Mayor asked if anyone had any questions or concerns regarding the minutes. Mayor Pro Tem Clendenin said someone called him and said all the statements for the Council meeting were not in the minutes. He is to let City Clerk Lisa Mashburn know what was not in the minutes. Councilmember Davis said that we need to correct the spelling of the name for Mara Register on the Council meeting minutes.

REVIEW OF BILLS/BUDGET OVERAGES:

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

DISCUSSIONS:

A. TRANSPORTATION ENHANCEMENT PROJECT UPDATE (GRANT ADMINISTRATOR)

Mike Jacobs with SGRC who is the draft manager on the project was present. He stated that 13 right of ways are needed. He said that if we hire the DOT appraiser the cost estimate is \$290,000 and said that it is all on a case by case scenario. He then said that a reasonable cost estimate would be \$37,153. City Manager Sumner said we are not asking for approval he is just giving us estimates and this is the next step in the project. He said that the attorney is working on one piece of property that is in question and after the DOT approves that then they will go out and acquire the property. He said that it is all small pieces of property and that it is all maintenance easement with the minimum of \$37,153. City Manager Sumner said so after you get one piece of paper you will then start contacting property owners and negotiations. You will then come back to Council for approval and that this cost will all be SPLOST VII expense for the right of way. Mayor Pro Tem Clendenin said this is for a lot of property, my easement if 20 feet, bigger than the original right of way required. He said that it is all different than the original drawings and that it has drainage ditches and curbs. The original estimate was \$312,000 and now it is at \$425,000. Mike Jacobs said this is all engineering, I have no control over what the engineer requires, he said the DOT has their own requirements for safety. In the end the right of way is needed. Mayor Pro Tem Clendenin said that this is all ridiculous, the neighbors do not want it. Mike ask if the City still wants to do it and stated that DOT and federal regulations change all the time. City Manager Sumner said that this has added about a year to the project and the time frame for completion is next year. The right of way has to be purchased, recorded and submitted to DOT for funding by the spring and the project should start in fall of 2016.

Mike stated that the largest easement on the map page 14 is .059. City Manager Sumner asked Mike to let us know what the process will be. Mike said that a standard letter with a map, value of property and what they are wanting to do will be given to each property owner. They will go to each house individually and discuss it with the property owners and this is what we can expect per the engineers. City Manager Sumner thanked Mike Jacobs for coming tonight.

B. WEBB-MILLER BALLFIELDS PROPOSAL (RYAN PAGE)

The Mayor said that he and the City Manager were approached by a group to start a travel ball league. The concept would be to use the practice fields, he said the property is a premium site. Mr. Page is not present tonight to discuss. City Manager Sumner said the property belongs to the City, he said they would like to bring in new dirt and bases, spruce it up but that they want guarantee for exclusive use. Mayor Pro Tem Clendenin asked if we would maintain the property? City Manager Sumner said no they would maintain the property and it would have to be blocked off and it is a public property. Mayor Pro Tem Clendenin asked if the City could lease the property to them. Sumner said we will have to discuss this on Thursday night when they are present.

C. DOWNTOWN DEVELOPMENT AUTHORITY (COUNCILMAN DAVIS)

Councilmember Davis stated that last month we addressed the DDA and a district map was agreed upon. He stated that he does not feel it is easy to enact a DDA that we have multiple steps to enact the DDA. The DDA is as strong as the support that they receive and the board itself. He said that encourages Council to go over and beyond, people like to see the vision of what we want as a City. We have all thought about how we can get there, this way we will have a 7 person board and this board will make or break it. Councilmember Davis said that we should all think about it and bring it back Thursday night. The City Manager said that we have legal requirements. The board will be tax payers residing in the City limits or owners/operators of businesses in the City limits or some combination. The majority of the members will own or represent downtown area with one Councilmember on board. They will have staggered terms of 2,4,6 years. City Manager Sumner said he would like to answer the question with Council and individuals concerning taxing ability of the DDA. Attorney Rob Plumb said that the DDA is all spelled out in the code section 36.42.8; The DDA does not have the authority for intoment domain or taxing power. Any levy of taxes must be done by City Council. The Council can create Special Tax Districts that are allowed by SPLOST but this is not automatic or required. Residential and Commercial property is deferred differntly and exluded. The tax must be approve by referendum of voters, separate and apart from the DDA. In the code section it describes CBID and this orginates with the tax payers. 51% of the taxpayer district and plan of action must be brought to the Council. For example the City of Valdosta, the business owners wanted to create a district for 5 years with a 1 mil tax. The CBID starts with taxpayers. This money would be used for the downtown only; this is not a tax. The DDA could not use the money for anything else other than doing renovations to property downtown. Mayor Pro Tem Clendein said the DDA can use that money for supplies. The Council must vote to say the DDA can use this money for X. City Manager Sumner said let me be make something very, very clear, the Special District, CBID and DDA are 3 separate things. I only discussed DDA development. The tax district and the CBID have never been discussed and will not be discussed. City Manager Sumner said that there is no plan or strategy that was discussed for the DDA. The assessment of the Odom Building which is the largest community property was discussed and the repairs were

discussed at last 2 retreats and multiple regular meetings. This is the central project for the DDA because we need state and federal financing and this is what has been discussed at past meetings. Councilmember Davis said that he had cause for concern when residents were told that it would be required from DDA to approve for them to sell their property. Mayor Pro Tem Clendenin said he had a lot of calls, people are frustrated and said that we need a public forum. He said it is the best interest of the Council and property owners that we have a meeting in the evening and lay out what the DDA can lead to. We are the peoples government. He said that there is a petition going around to have a public meeting. Councilmember Barfield said he is in favor of a forum, and that everyone has a voice. He said he thinks should be done in an environment that is informative not a debate. HE said that we can do something now as a Council and a new Council come in later and change everything, that can happen. The Council can change their mind at anytime, the Council can do all this without a DDA. The Mayor asked who would you put in the middle of the public meeting, no one has all the answers. The Mayor said we would have to have someone in the middle if we have a town hall meeting. Councilmember Barfield said I do not think we need to bring someone in to run the forum. We should be the ones up front and present. City Manager Sumner said that it should be educational. He said that it is recommendation of staff to have an expert present, comeone from CVIG or affiliate with a DDA. The Mayor said we must listen when the information is given and not call all the experts a liar and say that you want proof. Councilmember Barfield said that yes we need to bring in sister municipalities and learn how the DDA functions in their cities. We need to look for experts that are knowledgeable in field. Mayor Pro Tem Clendenin said that he thinks we should have the public meeting at 6:30 or 7:30 p.m. on a Tuesday or Thursday. Sumner said we will put it in the Valdosta Daily Times, the web site, Hahira GOLdleaf, the sign at City Hall and mail letters to business/property owners to inform them of meeting.

D. SUBDIVISION ORDINANCE UPDATE (MAYOR PRO TEM CLENDENIN)

Mayor Pro Tem Clendenin said that for 2 years we have been discussing this. What is the status. The Mayor said planning and zoning is still working on it and we are trying to finish it up.

E. FINANCIAL PROCEDURES FOR HAHIRA MERCHANT ASSOCIATION REQUESTS (MAYOR PRO TEM CLENDENIN)

Mayor Pro Tem Clendenin said that he does not think that we should use tax dollars to do private business. We need written procedures as a code or ordinance. The Mayor said we do have procedure, it is the same as when Brandy was here, this is what we are using. The financial request procedure is 1) HMA draft money request 2) if the request is \$1,000.00 or more then you bring the request to Mayor and Council and if it is under \$1,000.00 then the Mayor can approve and 3) the money is paid directly to the vendor. This is how it has been done for years and all items are paid from BHT supply promotional line item.

F. INSURANCE COVERAGE FOR HMA EVENTS (MAYOR PRO TEM CLENDENIN)

Mayor Pro Tem Clendenin said that he thought that the HMA should carry their own liability insurance. City Manager Sumner said that we have had this question in the past. GIRMA stated that we have a broad umbrella which covers events held on our property. He said the Honeybee is different than the HMA.

G. HMA ADVERTISING REQUEST (HMA PRESIDENT)

Vickie Roundtree the president of the HMA is here to request funds to advertise the City of Hahira for the Holiday season. The theme for this year is Believe in a Southern Christmas. She would like to advertise the City of Hahira in the Scene Magazine with a full page for November and December also to advertise in the Southwest Georgia Magazine for November and December with a half page advertisement. The total would be \$1655.00 for the total advertisement. She then stated that this is all marketing for the City of Hahira and no dollar will be in the hands of the HMA.

DEPARTMENT REQUESTS:

A. FIRE CHIEFS' FALL CONFERENCE (CHIEF BENNETT)

Chief Bennett said that he would like to attend training in Jekyll Island September 16-19th for CEU training. The cost of the conference is \$205.00 and he will have the cost of the motel room for three nights.

B. WASTE DISPOSAL AMNESTY DAY (PWD WARREN)

PWD Warren said that as required by MS4 and EPD we are required to have amnesty day. There is a cost required to do it but that depends on amount collected. The date is set for November 14, 2015 and notice will be given to residents.

C. UNIFORMS-SPLOST VII (CHIEF DAVIS)

Chief Davis said that it is a request for new uniforms for the police department. The estimated cost \$6,000.00. This is a budgeted item.

FY 16 BUDGET WORKSHOP II (CITY MANAGER)

City Manager Sumner said that he has had no request for information on the budget. He explained the process of the budget starting in April and ending by September 30th. If the budget is approved it we will run an ad in the paper. We will have a public hearing in October and it will be open for public comment. We will do the formal adoption at the October meeting. The budget will be codified on January 1, 2016. We will do all budget amendments at the December 2015 Council meeting. He stated that the insurance costs for the new budget were at a 11% increase instead of a 20% renewal increase. We will change insurance name but not coverage. All benefits will transfer.

SET SEPTEMBER COUNCIL MEETING AGENDA:

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-TRANSPORTATION ENHANCEMENT PROJECT UPDATE

-DOWNTOWN DEVELOPMENT AUTHORITY

SEPTEMBER CONSENT AGENDA:

-FIRE CHIEF'S FALL CONFERENCE

-WASTE DISPOSAL AMNESTY DAY-NOVEMBER 14TH

-POLICE UNIFORMS

-FINANCIAL PROCEDURES FOR HAHIRA MERCHANT ASSOCIATION REQUESTS

-HMA ADVERTISING REQUEST

THE MEETING WAS ADJOURNED AT 8:15 P.M.

ADJOURN.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN