

HAHIRA CITY COUNCIL

WORK SESSION

MAY 2, 2016

6:30 P.M.

COURTHOUSE

Mayor and Council met for a Work Session May 2, 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/CORRECTION OF MEETING MINUTES:

- A. MAY 4, 2016 COUNCIL MEETING**
- B. MAY 7, 2016 WORK SESSION**
- C. MAY 22, 2016 SPECIAL CALLED MEETING**

The Mayor asked if anyone had any questions or concerns regarding the meeting minutes. The Mayor said the one correction submitted has been taken care of. No other corrections noted.

PUBLIC HEARING:

A. ALCOHOL ORDINANCE DISTANCE AMENDMENT-FIRST READING

Rob Plumb City Attorney said the proposed amendment to the ordinance would change the distance requirements, the specific area has been defined to be all parcels bordering US Highway 122 on the North and South from the Western city limits to the red light. The present ordinance reads 300 foot from a Church or 600 foot from a school. City Manager Sumner said this would allow Cafes to serve beer and wine by the drink, we have what we call store front Churches in the downtown. This amendment is all patterned like the City of Valdosta ordinance, it eliminates distance in defined area. He stated that if we receive unanimous consent it will be codified. This ordinance can be amended as we go in the future. Councilman Barfield said that he would like to voice his support and feels that this will encourage development of restaurants to this town. The Mayor asked if anyone had any questions or concerns regarding the amendment to the Ordinance.

B. APPLICATION OF BANSARIBEN PATEL, HAHIRA LIQUORS, 1012 GEORGIA HIGHWAY 122 FOR PACKAGE SALE OF BEER, WINE AND LIQUOR. (CHIEF DAVIS)

Chief Davis said that this is an application from present business owners Jimmy and Bansariben Patel who presently own Big Foot Travel. They are in good standing with the City and after review I see no problem with issuing a license for the purchase of beer, wine and liquor by the package. This will be a change of ownership for the current Hahira Liquors. The Mayor asked if anyone had any questions or concerns. None noted.

REVIEW OF BILLS/BUDGET OVERAGES:

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

DISCUSSIONS:

A. 2015 PRE-AUDIT (CITY AUDITOR)

Denise Rackley of Valenti and Rackley and Associates stated that she is here to let everyone know that they will be starting the Audit for the City and this is the standard pre-audit notification. She said that she welcomes any questions and input. She said at the end of the audit we will give our opinions regarding the funds and the financial statement for the City. We will report any findings at the end of the audit and give an overview of 2015. If you have any questions the contact information is on the letter presented to Mayor and Council.

B. REPORT ON SPRINGFEST (HMA PRESIDENT)

Vicki Rountree, HMA President said that she would like to report that we came in under budget on the Spring fest saving money on the signage. The Spring fest was a success but we discussed a few changes for next year, reducing the event to 4 days next year, advertising outside the City via newspaper and radio, having more entertainment, carnival rides and we would like more involvement from the City Council with events. Our next event will be a Father's Day Car Show on Saturday, June 18th

C. REPORT ON JUNE ZONING CASE-VARIANCE REQUEST FROM CHERYL GODFREY, 803 WEST PARK AVENUE (PLANNING AND ZONING ADMINISTRATOR)

Tracy Tolley with Planning and Zoning said this is a zoning case regarding a new house that involves a variance on West Park Avenue. The request comes from Cheryl Godfrey of 803 W. Park Street and would involve changing the current set back of 21 to 22 feet. This will come before the Planning Commission at the Regular Session on June 2, 2016. The Planning and Zoning administration will be in support of the variance. Mayor Pro Tem Benjamin said that he does not think this will be an issue.

D. REPORT ON JUNE ZONING CASE-ANNEXATION AND REZONING REQUEST OF SEVERAL PARCLS BY PEACHTREE HOUSING COMMUNITIES, LLC, BOUNDED BY WEST PARK AVENUE, SOUTH UNION ROAD AND WEST MAIN STREET EXTENSION (PLANNING AND ZONING ADMINISTRATOR)

Tracy Tolley with Planning and Zoning said this a zoning case regarding Annexation and Rezoning of several parcels by Peachtree Housing Communities LLC. This property is bounded by West Park Avenue, South Union Road and West main Street Extension. City Manager Sumner said this is a tax credit housing project like Gateway I & II. Peachtree Housing Communities representative said the project application would be submitted to DCA on June 11, 2016 with expected approve in October 2016. The project would then begin around of 2017. Scott Alderman representative for property owner Jan Butler if the property does not sell it would go back to CH. She has been trying to sell this property for years and it is commercial property due to the Highway. Mayor Pro Tem Benjamin asked if it was too close to the new interchange and the answer was no. Councilman Warren asked how many units and it was stated it is for 48 units. This investment would be around 8 million dollars, with 70 applications and 50%

awarded. Tracy Tolley said that signs will be posted on the property 2 ½ weeks before the Planning and Zoning meeting. City Manager Sumner said that you will vote on this in June.

E. REQUEST FOR DONATION OF ODOM BUILDING (DDA CHAIRMAN)

DDA Chairman Ted Raker of 724 Edgewater Place, Hahira said that he is here to request that the City Council deed the Odom building to the DDA. The City would still maintain the property. It was estimated that the cost of bringing the building to standard would be \$870,000. In 2016 the DDA formed, we had DDA training and received updated information that the cost to renovate the building would be around \$900,000 to \$1,000,000. He stated that the DDA has an advantage over the City, they can work with individuals on the property but cities do not have that option. He stated that the DCA has over 140 different programs to assist in renovations. He said that it would be an advantage to the City to have it repaired, occupied and back on the tax record. Councilman Barfield asked once in DDA possession how quick can it be in a program. Raker stated that he DDA can seek grant money and/or they can do a straight out sale, with a possible incentive package with a direct sale. All options are on the table. City Attorney Plumb said there are limitations on how the City can sell property, it would be sold by bid or you can transfer to the DDA. The DDA has a lot more flexibility. City Manager Sumner said that a lot of time and effort has gone into creating the DDA. We can give the DDA authority and they decide what is best to do or we can add restrictions.

F. DOWNTOWN PARKING (CITY MANAGER)

Sumner stated that at the Special Called Meeting of the DDA they discussed the parking issue. He said that it was suggested to add parking along the railroad track on the South of Main Street and also possible Lowndes Street angled parking. He said he would like to put this out there for the Council to consider.

G. INFLOW AND INFILTRATION PROJECT 216 (CITY ENGINEER)

City Engineer Robert Ramsey will be here on Thursday night to discuss the low bid for the I & I project 2016.

H. CITY CENTER ARCHITECT (MAYOR CAIN)

The Mayor stated that it will be a hard choice but we will need to make a decision on the City Center Architect on Thursday night. Councilman Barfield said that he will not be present on Thursday night but he would like them to know that he would like to have a local interest Architect and for that reason he would go with Altman and Barrett or Studio 8.

DEPARTMENT REQUESTS:

A. POLICE DEPARTMENT WAGES (CHIEF DAVIS)

There was discussion regarding Police Department wage increase and hiring.

B. PUBLIC WORKS DEPARTMENT WAGES (CITY MANAGER)

There was discussion regarding Public Works Department wage increase. The wage and salary study is available for your review.

C. GMA SUMMER TRAINING (CITY MANAGER)

City Manager Sumner stated he would like to attend Summer Training August 11 and 12, 2016.

D. TEACHER'S LUNCHEON (CITY MANAGER)

City Manager Sumner stated that the Teachers luncheon will be held on May 24, 2016 for about 150 teachers. The cost will be \$12.00 per person. This is done by the City each year and the teachers really appreciate it. Mayor and Council are asked to attend if possible.

SET MAY COUNCIL MEETING AGENDA:

- Inflow & Infiltration Project 2016-SPLOST VII
- City Center Architect
- Police Department Wages
- Public Works Department Wages

SET MAY CONSENT AGENDA:

- Donation of Odom Building to DDA
- GMA Summer Training
- Teacher's Luncheon

The Meeting was adjourned at 8:20 p.m.

ADJOURN.

Mayor Bruce Cain

City Clerk Lisa Mashburn