

**CITY OF HAHIRA**

**JANUARY 2, 2024**

**WORK SESSION**

**6:00 P.M.**

**COURTHOUSE**

**The Mayor and Council met for a Work Session on January 2, 2024, at 6:00 p.m. with Mayor Bruce Cain presiding.**

**PRESENT:** Mayor Bruce Cain, Councils: Mason Barfield, Klay Luke, David Lindsey, and Mayor Pro Tem Louise White. City Manager Jonathan Sumner, Administrative Assistant Victoria Ingram, Police Chief Terry Davis, Fire Chief David Thompson, PWD Willie Jones and MSD Jennifer Price present. City Clerk Lisa Mashburn was not present.

**REVIEW/CORRECTIONS OF MEETING MINUTES:**

**A. DECEMBER 5, 2023, WORK SESSION**

**B. DECEMBER 7, 2023, COUNCIL MEETING**

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

## **REVIEW OF BILLS/BUDGET OVERAGES:**

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

## **DISCUSSIONS:**

### **A. PROPOSED PLANNED DEVELOPMENT, NORTH 41-ZONING AND ANNEXATION PREVIEW-CREATIVED EVELOPMENT PARTNERS, LLC (JODIE HEWETT)**

This is the second preview of proposed planned development on Highway 41 North across from McNeil Estates. Jodie Hewett stated the property is 25.475 acres and the proposal is for 38 R-10 residential and 65 townhomes with seven buildings and will be done in phases. The property would have a clubhouse, pool, playground, HOA, and they would be craftsman style and real brick. Councilman Barfield asked about square footage of the house. The houses would be 1800 square

feet and the townhouses would be 1528 square feet which includes a garage. They would also have barrier walls for sound. The property would be gated full-time with security on premises. We are also in discussion about golf cart path and along railroad if access allowed. The rent would be \$1650.00 with no section VIII. City Manager Sumner stated this will come back to you at the February meeting regarding annexation, zoning, and plan development. This is just another preview. No official action is required, this is information submitted by the developer and it is in your packet for review. Matt Martin, Planning and Zoning Administrator explained more about application and paperwork in the packets.

## **B. CAFÉ SUCRE EXPANSION (THOMAS PROVOST)**

Thomas Provost of Café Sucre said he would like to expand his business. He would like to put inside/outside seating and parking off his property on Highway 41 S by using a food truck. He said he would like to do it like the Morven peach shed. He

would have location permanent except he would move it for City events. He said he would like to have it up and running by summer. City Manager Sumner stated no official action will be required and plans would have to go through Planning and Zoning as well as plan review.

## **DEPARTMENT REQUESTS:**

### **A. WATER PILOT PROJECT-CEREFILTEC-\$10,000- SPLOST VIII (PWD JONES)**

PWD Jones stated this is engineer recommendation for a pilot project for Well #3 regarding the HAA5 contamination revised consent order that the City is currently under. Cerafiltec has been used at the Alapaha Plantation development on US Highway 84 East by Lowndes County to a measure of good success for similar contaminants. It would be an 8x8x20 boxcar type unit that would be brought in by crane for Well 3. We would pay 10,000 for crane fees and additional fees to set it up. I think we are looking at \$20,000 total consideration. There is no filter needed and the life expectancy is 20 years. This is

a pilot program that is not for public use, I will have more prices on Thursday night.

**B. RESOLUTION TO ADOPT \$34,790 GEORIGIA ENVIRONMENTAL FINANCE AUTHORITY GRANT- LEAD AND COPPER REVISED RULE (PWD JONES)**

The state of Georgia has given a forgivable loan / grant which will be used for engineering fees on the inventory that will be required by federal rule for lead and copper infrastructure that exist in the water system and will need to be inventoried before the end of FY24. We would work with Carter and Sloope to map lead and copper piping. This is not for removal but for putting the map together.

**C.HAHIRA PROVISION OF BACK UP WATER CONNECTION TO LOWNDES COUNTY (PWD JONES)**

Lowndes County is requesting to connect with our system for backup at the industrial park. This would be a backup connection for Creekside West and

Franks Creek landing, especially for Fire Protection when the water pressure is low. The letter of understanding is included in your packets and it is currently under review by the city attorney and has found no problems with the contract and he will be here on Thursday night.

**C. FATHER-DAUGHTER DANCE (MSD PRICE)**

MSD price said this is the 4th annual father daughter dance and as a request for the DJ in the amount of \$1300. The event yielded almost \$18,000 in revenue for the last two fiscal years. The proposed dates are February 16th, 17th and 18<sup>th</sup> with 2 sessions each day. The invoice is in your packets.

**D. MAIN STREET BOARD REAPPOINTMENT REQUEST-ELISE PIERCE (MSD PRICE)**

The Main Street board is requesting the reappointment of Elise Pierce, owner of the looking glass and the buzz. She has done an outstanding job and we would like to reappoint her.

## **E. SUNDAY SALES BY THE DRINK (CHIEF DAVIS)**

Sunday sales have now been ratified by ordinance on Sunday and the fee for this must be approved. Staff have produced a spreadsheet that is included in your packets for what surrounding communities have charged. Valdosta charges \$450 per year, Riverton charges \$1400 per year and light park charges \$500 per year. Chief Davis stated we have done many surveys on this over the years and we found sometimes you can just take the average. City Manager Sumner started to be clear this is for Sunday afternoon sales. There was discussion about the price to charge. Some thought that the price should be low to accommodate the businesses and Councilman Barfield said to remember it cost the city money, we paid \$14,000 to get it on the ballot.

## **F. DOWNTOWN DEVELOPMENT AUTHORITY BOARD APPOINTMENTS (CITY MANAGER)**

City Manager Sumner stated that he is currently treasurer of the Downtown Development Authority and we also have a Secretary. The downtown development authority board has two terms that are now up, that of the council appointee and another member the DA bylaws provide for the chairman to appoint a committee of two business owners to make a recommendation to the council regarding their replacements but is the mayor council that appoints the DA board. The two vacancies are Ted Ranker and Kenneth Davis. The committee should have their recommendation to you in time for the work session. The enacting resolution and bylaws are also attached for your reference. Remaining members with two years left on their terms are Keith Barrett, Bert Chancy, Kelly Barr, James McCann, and Jimmy Patel.

**G. ADA TRANSITION PLAN (CITY MANAGER)**

As a recipient of funds from the Georgia Department of transportation, G dot requires a plan to identify areas that are out of compliance with the Americans with Disabilities act. We last

adopted this plan in 2019 and are in the process of updating the costs. A copy of the existing plan is included in your packets and I hope to have updated estimates in time for the Work Session.

### **SET JANUARY COUNCIL MEETING AGENDA**

-Water Pilot Project-Cerfiltee-\$10,000 plus installation-SPLOST VIII (PWD Jones)

-Sunday Sales by the Drink Fee (Chief Davis)

-ADA Transition Plan (City Manager)

### **SET JANUARY CONSENT AGENDA:**

-Resolution to adopt \$34,790 Georgia Environmental Finance Authority Grand-Lead and Copper Revised Rule

-Hahira provision of backup water connection-request by Lowndes County for service

-Father-Daughter dances-DJ-Rockin Roland's and Jumpin J's inflatables-\$1,300

-Main Street Board Reappointment-Elise Pierce

THE MEETING WAS ADJOURNED AT 7.45 P.M.

**ADJOURN.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHNBURN**