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**JUNE 1, 2009**  
**CITY OF HIAWASSEE**  
**PLANNING COMMITTEE MINUTES/SUMMARY**

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THE PLANNING COMMITTEE MET ON MONDAY, JUNE 1, 2009 AT 2:00 PM AT CITY HALL. VICE-CHAIRMAN, JOAN CROTHERS, CALLED THE MEETING TO ORDER. ATTENDING THE MEETING WERE BARBARA MATHIS, MAYOR, JOAN CROTHERS, COUNCILMAN, RICK STANCIL, MANAGER, WILLAIM SCOTT, MEMBER, HUGH HOODENPYLE, MEMBER, REID DYER, HAYES-JAMES, AND BOB CRAWFORD AND CHRIS SWETT, CITY RESIDENTS. A QUORUM WAS PRESENT.

**PLANNING COMMITTEE AGENDA ITEMS**

**I. PLANNING COMMITTEE**

NEW BUSINESS:

- 1) REVIEW OF GEFA CWSRT APPLICATION PART 2 WITH PROPOSED WATER AND SEWER RATE STRUCTION.

THE COMMITTEE RECEIVED A BRIEFING ON THE PART 2 APPLICATION FROM THE MANAGER. THE COMMITTEE SPENT A GOOD DEAL OF TIME REVIEWING THE ARRA FINANCIAL INFORMATION. THE COMMITTEE DISCUSSED THE NEED FOR ADDITIONAL REVENUE FROM WATER & SEWER SERVICE TO MEET STATE AND FEDERAL REQUIREMENTS TO RECEIVE ARRA FUNDING. THE COMMITTEE AGAIN STATED ITS POSITION THAT THE CITY MUST RECEIVE FUNDING FROM THE COUNTY TO CONTINUE TO PROVIDE FOR COUNTY SEWER SERVICE. THE REPORT SHOWS THE IMMEDIATE NEED TO RAISE \$100,000.00 TO MEET ARRA-GEFA REQUIREMENTS. AT A MINIMUM, THE CITY MUST RECEIVE WATER REVENUE WHERE IT PROVIDES SEWER SERVICE. THE COMMITTEE AGAIN DISCUSSED THE AUTHORITY'S VIOLATION OF THE CURRENT SEWER DELIVERY AREA AGREEMENT. THE COMMITTEE ASKED THE MANAGER TO LOOK INTO OPTIONS TO DEAL WITH THESE VIOLATIONS INCLUDING REPORTING THE AUTHORITY TO STATE OFFICIALS.

2) UPGRADE OF SEWER LINE ADJOINING ARENCIBIA PROPERTY.

MR. SCOTT MOVED TO RECOMMEND TO THE COUNCIL THAT THE CITY PAY UP TO \$5,000.00 FOR THE UPGRADE OF THE SEWER LINE LOCATED IN THE STATE RIGHT OF WAY. THE SEWER LINE WILL BE UPGRADED TO A 10 INCH SEWER LINE. THE DETAILS OF THE PROJECT AND FINAL COSTS WILL BE SET BY AGREEMENT WITH THE DEVELOPER AND RECOMMENDED BY THE MAYOR AND MANAGER. HUGH HOODENPYLE SECONDED THE MOTION AND THE MOTION PASSED UNANIMOUSLY.

3) TOWNS COUNTY INDUSTRIAL PARK CAPACITY REPORT.

THE MANAGER REVIEWED HIS PRIOR MEMORANDUM WITH THE COMMITTEE. THE COMMITTEE VOICED ITS OPPOSITION TO TAKING ANYONE OFF SEWER TO ALLOCATE SEWER CAPACITY TO ANOTHER PARTY. THE COMMITTEE DID NOT OBJECT TO PRIVATE LANDOWNERS LOCATED WITHIN THE INDUSTRIAL PARK ASSIGNING PART OF THEIR INDIVIDUAL CAPACITY TO THE DEVELOPMENT AUTHORITY WITH THE CONSENT OF THE COUNCIL. AN ASSIGNMENT WOULD NEED TO BE FILED IN THE PUBLIC RECORDS AND THE CITY HELD HARMLESS.

**PLANNING COMMITTEE OLD BUSINESS**

1) HWY. 64 PARTNERSHIP DEVELOPMENT.

NO NEW REPORT.

2) CORN PROPERTY APPLICATION.

THE COMMITTEE AGREED THAT NO ALLOCATION SHOULD BE MADE FROM THE CITY RESERVE OTHER THAN LOWES. THE COMMITTEE FELT THAT UNTIL FINANCIAL ASSISTANCE WAS RECEIVED FOR SEWER SERVICE IN THE COUNTY, THAT NO SERVICE COULD BE PROVIDED. MR. SCOTT MOVED THAT THE APPLICATION BE TABLED, HUGH HOODENPYLE SECONDED THE MOTION AND THE MOTION TO TABLE WAS APPROVED UNANIMOUSLY.

3) LOWES APPLICATION.

DISCUSSION WAS HELD REGARDING SERVICE TO THE PROJECT. THE CONSENSUS WAS THAT THE BENEFITS OUTWEIGHED THE FINANCIAL LOSS TO THE CITY FROM CONNECTION. THE MAYOR POINTED OUT THAT APPROXIMATELY SEVENTY JOBS MIGHT BE CREATED; THAT THE COUNTY WOULD RECEIVE APPROXIMATELY SEVENTY THOUSAND DOLLARS PER YEAR IN NEW TAX REVENUE (SALES & PROPERTY) WHICH THE COUNTY MIGHT ONE DAY SHARE WITH THE CITY; AND THAT THE PROJECT MIGHT SPUR ADDITIONAL GROWTH DURING BAD ECONOMIC TIMES.

THE COMMITTEE RECOMMENDS THAT ALL APPLICABLE CONNECTION FEES BE CHARGED AND THAT THE ENGINEERING AND INSTALLATION BE DONE PURSUANT TO THE CITY SPECIFICATIONS AND REQUIREMENTS.

UPON MOTION MADE BY MR. SCOTT, SECONDED BY MR. HOODENPYLE, THE MOTION PASSED UNANIMOUSLY TO RECOMMEND TO THE COUNCIL THAT LOWES BE CONNECTED TO THE CITY SEWER SYSTEM. FURTHER, THE COMMITTEE RECOMMENDS THAT THE CITY USE 1,100 GALLONES PER DAY FROM THE CITY RESERVES FOR THIS PURPOSE.

4) WHOLESALE WATER LITIGATION.

THE MANAGER REPORTED THAT THE EXPERT BEGAN THE WATER AND SEWER COST ANALYSIS AS PART OF THE ARRA ANALYSIS. WE ARE HOPEFUL THAT THE CITY WILL HAVE A REPORT WITHIN THE NEXT TWO MONTH.

**2009 & 2010 BUDGET RECOMMENDATIONS**

THE MAYOR, CLERK AND CITY MANAGER MET WITH SHELIA CHAPMAN TO PREPARE RECOMMENDATIONS OF THE CURRENT YEAR AND NEXT YEAR BUDGET. THE RECOMMENDATIONS WERE PRESENTED TO THE PLANNING COMMITTEE. THE MAYOR AND MANAGER GAVE AN OVERVIEW OF THE BUDGET PROCESS, THE NEED FOR TWO READING BY THE COUNCIL AND ONE PUBLIC HEARING. A MEMO FROM THE CITY MANAGER WAS PROVIDED AND DISCUSSED. THE BUDGET MEMO GAVE A GENERAL REVIEW OF THE TWO BUDGETS. THE COUNCIL WILL HAVE A FIRST READING ON JUNE 2 AND THE COMMITTEES AND COUNCIL WILL HAVE A MONTH TO REVIEW PRIOR TO ADOPTION. COMMENTS FROM THE PUBLIC HEARING WILL BE PROVIDED TO THE COMMITTEE AND THE COUNCIL FOR REVIEW.

SUMMARY AVAILABLE ON JUNE 2, 2009.

APPROVED:

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JOAN CROTHERS, VICE-CHAIR

ATTEST:

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BARBARA MATHIS, MAYOR