**CITY OF HAHIRA**

**WORK SESSION**

**MARCH 3, 2020**

**6:00 P.M.**

**COURTHOUSE**

The Mayor and Council met for a Work Session at the Courthouse with Mayor Bruce Cain presiding.

**PRESENT:** Mayor Bruce Cain, Councils: Mason Barfield, Terry Benjamin, Kenneth Davis and Mayor Pro Tem Patrick Warren. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Fire Chief Dwight Bennett, Police Chief Terry Davis, PWD Donnie Warren and Attorney Rob Plumb.

**REVIEW/CORRECTION OF MEETING MINUTE:**

1. **FEBRUARY 4, 2020 WORK SESSION**
2. **FEBRUARY 14, 2020 SPECIAL CALLED MEETING**

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

**PUBLIC HEARING:**

1. **HA-2020-1: VARIANCE REQUEST BY PROVIDENCE MISSIONARY BAPTIST CHURCH (PLANNING AND ZONING ADMINSTRATOR)**

Tracy Tolley P& Z Administrator stated this is regarding Providence Missionary Baptist Church at 707 W Park Street. They would like to add handicap ramp and awning for the side door along with rails. The problem is the setbacks for current zoning ordinance. This Church was built over 100 years ago and the changes will come very close to the right of way. The Planning Commission met and voted to approve with the following conditions. 1. Applicant has an overhang to cover the ramp 2. Handrails for the covered porch 3. The westward ramp to be removed but keep the steps.

The Mayor stated that this is encroachment on right of way in front and back.

1. **HA-2020-02: TEXT AMENDMENT TO ZONING ORDINANCE TO ALLOW FOR ADDITIONS TO COMMERCIAL BUSINESS DISTRICT CLASSIFICATION (PLANNING AND ZONING ADMINISTRATOR)**

Tracy Tolley P & Z Administrator stated the current Zoning Ordinance reads that you are not able to expand CBD and CBD is its own character. This is to change the current Ordinance. Any rezoning would come to Council if this text amendment is approved. Does anyone have any questions? None noted.

1. **PROPOSED CLOSURE OF A PORTION OF PETERS STREET ALLEY NORTH (CITY MANAGER )**

City Manager Sumner stated this is a request received from developer, David Arnold. As discussed at the January meeting he purchased the property for single family homes. It is not plated so he reached out to Planning and Zoning and we are all working with the Engineer. He would like to pave the remainder of the ditch at Peters Street and there is an issue with the Fire Department regarding the Fire Truck being able to turn around. The other part of the request is to close the 8 foot strip alleyway at Peters Street South. The property is owned by one person, he has produced the plat and we want to see the site plan. We would have to have a Public Hearing to close the alleyway.

1. **PROPOSED CLOSURE OF A PORTION OF RANDAL STREET ALLEY SOUTH (CITY MANAGER)**

This is a request to close the Randall Street alley south, the same thing different place. The property is undergoing a sale. We have notified the property owner. Councilman Davis stated this looks like a driveway but it is alleyway. This property is part residential and part commercial.

**REVIEW OF BILLS/BUDGET OVERAGES:**

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

**DISCUSSIONS:**

1. **COMMON AREA PROPERTY ALONG HAGAN BRIDGE-LAWSON FARMS SUBDIVISION (CITY MANAGER)**

City Manager Sumner stated as discussed at the Special Called Meeting it was requested to do a survey. The survey was done today. Yes it is a 30 foot strip which contains wall. The walls and entrance sign are in that 30 foot strip. We received from input at previous meeting from residents, what you would like to do. Attorney Plumb stated the tax maps are not legal it looks like the City owns the wall. We could deed it back but some residents do not want this and they do not want HOA. Councilman Benjamin said I think they would want the wall. Councilman Barfield said there are numerous residents against the wall but I do not feel it would be in everybody’s interest. We could contact the individual property owners via letter and see if they want it. Attorney Plumb said but some will accept and some will not, we cannot make them take the property. He said you can give property and fence to them but they are under no obligation to take care of it. The property owners just want to know what can be done. Councilman Barfield said the alternative is the City owns the property, take down the trees and shrubs. Once the fence is falling down we can take that down too. Councilman Benjamin said we do not maintain property like that in the City. Councilman Barfield said we can pull up the shrubs and trees and make it easy to maintain. Councilman Davis said I am hesitant about the fence but I think taking down the trees and shrubs would be good. Mayor Pro Tem Warren said they do not want HOA and the developer stopped maintaining the property. Attorney Plumb said I do not think you should act on the fence but the trees and shrubs can go. We can send a letter to the residence to let them know what you are going to do. He stated he would do a letter to send to them.

1. **FORMER FIRE DEPARTMENT PROPERTY (COUNCILMAN DAVIS)**

Councilman Davis said we have talked about this property and there is not much that we can do with it. It was discussed that we might give to the DDA and maybe they can sell it to one of the surrounding property owners. Donate it to the DDA to sale and this would benefit the City, put in the account for the future. This would take it off the plate of the City. Councilman Davis said it is restrictive to whoever buys it, it could be parking that they would have to maintain. Mayor Pro Tem Warren said I think it would be a good Community garden, sometimes you can get grants for that or maybe a park. City Manager Sumner said maybe we should let the New Main Street Board discuss it, maybe they have other ideas of what we can do with the property. I know Raj at the corner store is the only interested party at thistime. I think it would be a great source of revenue for the DDA.

1. **NAME FOR CENTRAL SQUARE (MAYOR CAIN)**

The Mayor stated that the new Park is about to start construction and we need to name the park. There will be a spot at the entrance to put the name and we need to come up with name. It was suggested that we put it on Hahira Happenings and have a naming contest. I want everyone to think of a good name for next meeting.

**DEPARTMENT REQUESTS:**

1. **DISCHARGE MONITORING REPORTS, SAMPLING & PLAN REVIEW (TINDALL AND ASSOCIATES)**

City Manager Sumner stated that we have to do monthly report for EPD to satisfy the permits. We have three different groups doing the sampling and reporting and we can combine that with one company. We have a quote from Tindall and Associates and I would like to postpone this and get more quotes and more information.

1. **TRACTOR CLUTCH REPLACEMENT UPDGRADE-$3,698 AG-**PRO COMPANIES-SPLOST VII (PWD WARREN)

PWD Warren said the tractor Clutch needs to be replaced and the quotes are in your packet. Ag Pro price is $3,698 and they have the tractor broke down at this time. This is SPLOST VII expense.

1. **CITY HALL MOLD REMOVAL PROPOSAL-SPLOST VII (CITY MANAGER)**

We had an assessment done at City Hall and received an assessment for mold removal. It has been 15 years since this has been done. It is household mold and would require cleaning and UV lights to prevent more mold. The cost is $2,479 and it is from Fresh Air Inc. It would be paid out of the General Fund.

**EXECUTIVE SESSION:**

**Mayor Pro Tem Warren made a motion to enter into Executive Session to discuss Personnel which was seconded by Councilman Benjamin. Councilman Benjamin, Councilman Barfield, Councilman Davis and Mayor Pro Tem Warren all voted in favor of the motion.**

**Councilman Benjamin made a motion to come out of Executive Session which was seconded by Mayor Pro Tem Warren. Councilman Benjamin, Councilman Barfield, Councilman Davis and Mayor Pro Tem Warren all voted in favor of the motion.**

**SET MARCH COUNCIL MEETING AGENDA:**

**None**

**SET MARCH CONSENT AGENDA:**

**-**Common Area Property along Hagan Bridge-Lawson Farms Subdivision-Removal of Vegetation and Notification of Property Owners.

-Tractor Clutch Replacement Upgrade-$3,698 Ag Pro Companies-SPLOST VII

-City Hall Mold Removal-$2,479 Fresh Air, Inc

**A motion was made by Councilman Barfield to adjourn which was seconded by Councilman Davis. Councilman Barfield, Councilman Davis, Councilman Benjamin and Mayor Pro Tem Warren all voted in favor of motion.**

**ADJOURN.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**