

HAHIRA CITY COUNCIL

WORK SESSION

APRIL 2, 2012

6:30 P.M.

COURTHOUSE

Mayor Wayne Bullard and Council met for a Work Session April 2, 2012 at the Courthouse with Mayor Wayne Bullard presiding.

PRESENT: Councils: Ralph Clendenin, Mayor Pro Tem Bruce Cain, Terry Benjamin, Rose Adams, City Manager Jonathan Sumner, Police Chief Terry Davis, Fire Chief Dwight Bennett, PW Director Donnie Warren and City Clerk Lisa Mashburn.

REVIEW/CORRECTION OF MINUTES:

- A.) February 27, 2012 Work Session
- B.) March 1, 2012 Council Meeting
- C.) March 8, 2012 Public Hearing

No corrections noted at this time.

PUBLIC HEARINGS

A.) Charter Amendment-Redistricting (Final Reading-City Manager)

City Manager stated this would be the second reading and asked if any questions. No questions or comment

REVIEW OF BILLS/BUDGET OVERAGES:

Councilmember Adams asked about the two charges under Veolia Environmental Services. City Manager Sumner stated it is okay to cut two separate checks and that they are coded differently. She then asked about the company Gall's Inc. Chief Davis responded by saying it is a Company that the Police Department and Fire Department use to purchase supplies.

DISCUSSIONS:

TAP FEES (DAVID BROWN, MCCLAIN & BROWN CONSTRUCTION)

City Manager Sumner stated that Mr. Brown requested to appear before Council tonight; he then stated he did not show up.

STANFILL BUILDING AGREEMENT (CITY ATTORNEY)

Attorney Rob Plumb presented Mayor and Council with a copy of the proposed agreement. Plumb then stated this is regarding the citations issued for building code violations at the Stanfill Building. Plumb stated the issues regarding the damage to the building were not the results of

the water leak. He stated the damage could be from the changing of the roof. He then went over the repairs in the agreement. He stated the best way to handle this would be through the Municipal Court. He stated the Court would then issue time for Mr. Wetherington to do the repairs. IF the repairs are done then no action will be taken; if not completed within the allotted time then Mr. Wetherington would be given a day to appear in court. Plumb then stated he thought that section two regarding the sidewalk repair should be taken out of the agreement. It was then stated that the RFP for the sidewalk repair was approved by Council and that they are waiting on prices. Councilmember Adams and Councilmember Clendenin both stated they do not think the two should be tied together (sidewalk and other building repairs). The Mayor then stated he thought we should approve the repair of the sidewalk before we go to Mr. Wetherington. Councilmember Clendenin thinks that the sidewalk should not be presented as a condition. Mayor Pro Tem Cain then stated the sidewalk needs to be repaired for safety reasons. The Mayor stated the sidewalk will be repaired regardless and that it will take more than 30 days to get the prices to fix the sidewalk. Chief Davis stated that court is April 20th and something needs to be done. Plumb stated he would make changes to the agreement and give Chief Davis a copy to go over with the Judge. Plumb then stated he would leave out item two and change the wording at the top of the document. Sumner stated that the sidewalk was a separate agenda item and that when bids come in he will present them to Mayor and Council for their approval. Chief Davis then asked Attorney Rob Plumb to attend court on April 20th at 9:30 a.m.

RAILROAD PROPERTY AGREEMENT/LAWSON RR ROSSING CLOSURE (CITY ATTORNEY)

City Manager Sumner stated that this is something the City has been working on for several years and that he is looking for guidance from the City to move forward. Sumner stated the agreement needs to be reviewed and a decision regarding moving forward with the agreement. Councilmember Adams stated that she see nothing in the agreement that states for City use only so that the property cannot be used for commercial use. Attorney Plumb stated that there is nothing in the agreement that gives any limitations of what it can be used for. He then stated that all three parties must agree. He then stated we are working with a hand- made deed from 1890. He stated this is a three way agreement and the complicating factor is that once it is set in motion it will take a year to complete. Councilmember Adams stated it would be a year before the Lawson Street Railroad crossing would be closed. Council member Clendenin then asked what the tax benefit would be for the tax deductible gift. Plumb stated that the City would have to do an appraisal before that could be determined and we know it is at least \$200,000.

ODUM BUILDING 2ND FLOOR OFFICE LEASE (CITY ATTORNEY)

Plumb presented Mayor and Council with a lease for the 2nd floor office space of the Odum Building which was donated to the City by Mr. Odum. This is a one year lease that will have automatic renewal unless it is terminated. It was then stated that the City will need to know exactly what Mr. Odum is planning to do with the building before the lease can be completed. The City needs to know what size of space he will need and if he will be seeing people in the office or using it for work space only. It was then stated to find out what he expected to pay for the building and get the key. The Mayor stated he would talk to him and get the specifics. Councilmember Adams stated she would like to look inside the building. The City will have more discussion on the issue at a later date.

DOUBLETREE AGREEMENT (CITY ATTORNEY)

In 2007 Doubletree acquired about 455,000 gallons per day of reserved sewer capacity from Lowndes County. Doubletree then signed a portion of about 255,000 gallons per day of reserved sewer capacity to Hahira. Plumb wanted to inform the Mayor and Council that as of May of 2012 that this could all be reallocated. Hahira purchased the capacity but never connected to the County. As it stands now all have the right to use.

ARBOR DAY (COUNCILMEMBER ADAMS)

Councilmember Adams stated this will be the 20th year for the Arbor Day celebration. She then stated she would like to see all the Arbor Day signs replaced and put at all entrances into the City. She then stated the event will be on April 20th with Dr. Parrott as the guest speaker. She then stated she would get with Stacey the Downtown Coordinator to promote the big event.

MPO CITIZENS ADVISORY COMMITTEE APPOINTMENT (CITY MANAGER)

City Manager Sumner stated we are looking for someone in the Woodbridge area to serve as advisory committee person. He stated that this person will not have to take any actions but will need to attend the meetings and report information to Mayor and Council. Councilmember Adams stated she would try to have a name for them on Thursday night.

DEPARTMENT REPORTS

SALE OF SURPLUS PROPERTY (CHIEF DAVIS)

Chief Davis stated that a list of surplus items have been presented to Mayor and Council for approval. He stated one item needs to be added to the list which is a left off forklift which is battery powered.

FIRST FLOOR WINDOWS IN CITY HALL (CITY MANAGER)

City Manager Sumner stated that it is a mystery to him why the upstairs windows of City Hall were replaced but not the downstairs windows in the City Clerk and the Senior Finance Clerks office. He stated the windows are dry rotted and a lot of heat/air comes in through those windows. He stated he had an estimate of \$2700.00 to replace the windows.

EXECUTIVE SESSION

A motion was made by Councilmember Benjamin to enter into Executive Session for personnel discussion which was seconded by Mayor Pro Tem Cain. All in favor. Motion carried.

A motion was made to come out of Executive Session by Councilmember Benjamin which was seconded by Mayor Pro Tem Cain. All in favor. Motion carried.

SET APRIL COUNCIL MEETING AGENDA

Mayor Wayne Bullard stated that the following items would be placed on the Council agenda:

-Railroad Property Agreement/Lawson RR Crossing Closure

-Odum Building 2nd Floor Office Lease

-MPO Citizens Advisory Committee Appointment

Mayor Wayne Bullard stated the following items would be placed on the Consent agenda:

-Sale of Surplus Property

-First Floor Windows in City Hall

Meeting adjourned at 8:15 p.m.

Mayor Wayne Bullard

City Clerk Lisa Mashburn