

HAHIRA CITY COUNCIL

WORK SESSION

JANUARY 3, 2018

6:00 P.M.

COURTHOUSE

The Mayor and Council met for a Work Session on January 3, 2018 with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Patrick Warren, Kenneth Davis and Mason Barfield. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Fire Chief Dwight Bennett, Police Chief Terry Davis, PWD Donnie Warren and Attorney Rob Plumb. Mayor Pro Tem Terry Benjamin was not present.

REVIEW/CORRECTION OF MEETING MINUTES:

- A. DECEMBER 5, 2017 WORK SESSION**
- B. DECEMBER 7, 2017 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. ZONING ORDINANCE-FOOD TRUCK TEXT AMENDMENT(P & Z ADMINISTRATOR AND ATTORNEY)**

As requested in November the City Attorney has created a draft amendment for Food Trucks. There are no specifics tonight we are just trying to explore the possible admin permit process, the new process and time frame. Do we want temp vendors or permanent vendors? Attorney Rob Plumb said that he had two different drafts to work with, we need to decide which way we want to go. The Mayor stated that he hated to see the ones for 60 days like Valdosta does, we have had two vendors that have been set up every day for years, the produce man and the BBQ place. We need to decide what we are looking for specifically. City Attorney Plumb said we need to look at the big picture, many cities encourage the food trucks. Do we want one off of a permit at festivals, I know we get push back from brick and mortar, what do we want to allow? The Mayor stated we have been looking at distances and usage. It is up to the Council. Attorney Plumb said we may want to look at a designated area because I know parking is a concern. It was stated that we should talk about it at the Retreat on February 2nd, we cannot control free enterprise. Sumner asked what the will of the Council is. I think we need to bring it to another Council meeting and the issue will be in the public eye. Councilman Davis said that he thinks we should put it on the agenda for tomorrow night, talk about it some more. We need to be sure that it fits the need of Hahira. We need to be sure we are competing on even level. City Manager Sumner stated that an amendment to the zoning ordinance will take a few months.

B. VARIANCE INFORMATION REQUEST-POTENTIAL ONE-WAY AND ON-STREET PARKING FOR NEWSOME STREET MAGNOLIA MBC (JIMMY CONE AND P & Z ADMINISTRATOR)

Jimmy Cone that represents the church stated that he is here tonight to discuss the parking for a new Newsome Street Magnolia MBC. He handed out information to Council with drawings of the new proposed church. The church would seat 106 people and would require 41 parking spaces. The drawing here has 24 parking spaces on sight and that would make them short 17 spaces. The Parrott Health Clinic across the street has been contacted and they stated that the church could use their parking lot on Sundays because they are only at the office during the week. The Church only meets on Sunday morning and Thursday night. The variance request would be to put 15 spaces off Newsom Street which has a requirement of 10 X 18 parking space size but they would like to request that they be 9 X 18. The lot size is an issue and requires a 50 foot set back, we would only have a 20 foot with 35 foot on Newsome Street. Another requirement is the requirement of 250 foot from front door to parking and this would be 200 foot. The curbing would also be an issue and would take away 5 parking spaces. The Mayor asked that Matt Martin Planning and Zoning administrator speak. Mr. Martin stated that nothing has been submitted yet, it is just in the talking stage. Once it is submitted it would have to be reviewed by Planning and Zoning and then sent to the Planning Commission in February. It would then come back to the Hahira Council in March 2018. The church is currently on two combined lots. The new building would be about 4,000 square foot and would require the 41 parking spaces. The church currently has no paved parking, it is a grass lot. City Manager Sumner stated that the purpose of tonight is to get the news out that the Church wants to expand in Hahira and that the church has been working with staff and Architect for church. We had a meeting before Christmas at Planning and Zoning where parking was the main issue and what is before you is the variance request. I asked them to come and make a presentation to Mayor and Council before sending to the Planning Commission. We will have to send out letters to property owners around church and then consider it in March. I wanted to make Council aware, a lot in process, this is all informational tonight. The Mayor asked if anyone had any questions. Councilman Barfield asked who owned the property across the street from the church maybe that could be additional parking. Pastor Tony Jackson stated that they had contacted the owner David Young and that he wanted \$70,000 for that property and stated that the woods on the other side are owned by Don Brotherton. Councilman Warren asked about the variance making Newsome Street one-way south. Chief Davis stated that he would not recommend making it one way only on Sunday, making it permanent one-way is doable. Councilman Warren asked how many members the church has now. Pastor Jackson stated about 110 members go on Sunday. City Manager Sumner stated that as the project continues to proceed we have a number of variances, we need to watch it, and we set precedence moving forward. Councilman Barfield asked if the plan was to move forward and submit to the Planning Commission. Sumner stated that the primary purpose of tonight is for questions and discussion only. The Mayor stated that the one-way street is not part of planning and zoning and would separate item, we would have to do advertisements.

C. LOW BID RECOMMENDATION-MAIN STREET LIFT STATION #2-GEFA LOAN #3 (CITY ENGINEER)

City Manager Sumner stated that per the recommendation of the City Engineer at the December meeting, this element has been separated and rebid from the main dredging project. We have put this out for bid, the bid closing is 3:00 p.m. on Thursday.

D. EAST MAIN STREET, EAST MAIN STREET EXTENSION, AND SOUTH HAGAN BRIDGE SIDEWALK TRANSPORTATION ENHANCEMENT PROJECT (MAYOR CAIN)

Mayor Cain stated that we came in way over budget about \$200,000. The Georgia DOT seems open to the idea of restructuring this project, a Main Street segment, a main Street Extension segment and a South Hagan bridge Segment. We would like to rebid the project in phases and would need consent from Mayor and Council.

E. RAILROAD CROSSING CLOSURE REQUEST FROM NORFOLK SOUTHERN-LAWSON STREET (CITY MANAGER AND CITY ATTORNEY)

City Manager Sumner stated that Norfolk Southern has requested the closure of the Lawson Street crossing multiple times in the last 11 years. The requests for closure have been denied in previous years, the railroad views the signalized crossing as dangerous and a safety hazard. The City has put off the issue but the railroad has the authorization to close by force. The railroad has offered to pay us \$45,000 to close it but if not then the railroad has the right to close it through the DOT. This is not an agenda item, it is for discussion only, I am not sure if we will get petition or how this will end up. Attorney Rob Plumb said that this can be used as leverage in the parking situation. We need to come closer to a decision and overall plan and present to the people in February.

DEPARTMENT REQUESTS:

A. CITY-COUNTY MANAGER'S SPRING CONFERENCE (CITY MANAGER)

City Manager Sumner stated that he would like to attend the City-County Managers Conference March 25-28, 2018. The fall conference 2017 was cancelled due to hurricane Irma.

SET JANUARY COUNCIL MEETING AGENDA:

- Zoning Ordinance-Food truck text amendment
- Low bid recommendation-Main Lift Station#2-GEFA loan #3

SET JANUARY CONSENT AGENDA:

- City-County Manager's Spring Conference
- East Main Street, East Main Street Extension, and South Hagan Bridge Sidewalk Transportation Enhancement Project

The Meeting was adjourned at 8:05 p.m.

ADJOURNMENT.

Mayor Bruce Cain

City Clerk Lisa Mashburn