

**CITY OF HAHIRA
WORK SESSION
JANUARY 7, 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: Patrick Warren, Mason Barfield and Mayor Pro Tem Kenneth Davis. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Fire Chief Dwight Bennett, Police Chief Terry Davis and PWD Donnie Warren. Councilman Terry Benjamin was not present.

REVIEW/CORRECTION OF MEETING MINUTES:

A. DECEMBER 3, 2019 WORK SESSION

B. DECEMBER 5, 2019 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 corrections regarding the bills. None noted.

DISCUSSIONS:

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

City Manager Sumner stated that in the last few years the vegetation and hold pond for Lawson Farms Subdivision has been maintained by the Homeowners Association. The last year the HOA has ceased to function and into disuse. It was decided to deed it back to the City, which included retention pond, ditch and 10 foot strip at the front of Lawson Farms Subdivision along Hagenbridge Road. The area has shrubs and trees that need to be maintained. We have mailed a letter to all the residents explaining this to them. We have three choices: Lawson Farm would reincorporate the HOA, the City can take up the maintenance on the smaller vegetation and grass and/or clean it all up and take out the trees. Sumner stated that a few residents stopped by and stated that once it was on facebook page for residents the HOA is not of interest to them. There was not a lot of concern but it is an issue and we need to make a decision and go there. Briana Lee of 744 Carriage Crossing said she would like to see the HOA started back up. This is something you see when you first come into the City and I think it is important to keep the trees, shrubs and keep them maintained. Jim Blanton of 628 E Coleman said he moved in back in December 2012 and there was no information about HOA and there are about 6 lots that back up to this.

Ben Wood of 765 Carriage Crossing said that his property backs up to this and it is overgrown at the fence. No HOA and it is a problem because it should all look uniform. I think the City should take care of it. They could remove the shrubs and palms and keep the trees. This is the census of his neighbors. Mayor Pro Tem Davis asked where the property line is, the city does not own the sign. We own 10 foot inside right of way if I understand it correctly. I think we should have it surveyed and then discuss with HOA and/or neighbors. City Manager Sumner said so you want it surveyed, we need survey to do anything so I will get quotes. I can also talk to the Attorney and see if they were surveyed before. I will put back on the agenda next month. Councilman Barfield said HOA for subdivisions can be political but as a whole they can make everything look good and they are very valuable. They take care of a lot of things, control things and they make a big difference. You have to build it from scratch. I agree we should first get survey.

B. REQUEST FROM DAVID ARNOLD, PETERS STREET PROPERTY, FOR ALLEY CLOSURE AND STREET PAVING (CITY MANAGER)

City Manager Sumner stated that David Arnold developer of the Peters Street property has requested the closure of an Alley that has not been used for 50 years and paving of road. This has been done in the past in other areas. It

requires surveying of property, contacting surrounding property owners and public hearings which take 2-3 months. He would also like to pave Peters Street to the ditch. I do not recommend paving it until have concept of development due to fire service in that area. This is all property around the duplexes approved last month. I would recommend sending letter to Mr. Arnold and requesting survey and development plan to make a decision.

**C. REAPPOINTMENT OF DOWNTOWN DEVELOPMENT
AUTHORITY MEMBERS (MAYOR CAIN)**

We have two members of the DDA that are up for appointment. Ted Raker, Chairman and Kenneth Davis as Vice Chairman. I have spoken to both of them and they agreed to serve another term and be reappointed.

**D. PARKING AT FORMER FIRE DEPARTMENT PROPERTY
(CITY MANAGER)**

City Manager Sumner said we have three parking lots in the bid for the Hahira Square Phase 2.2 The Architect looked at the parking where the old Fire Department used to be and said they we would only be able to fit 9 parking places in that area and it would cost around \$40,000. After discussion it was decided that the money could be used elsewhere and to drop the parking from the current bid. We can deed this property to the DDA and let them

work on it. Mayor Pro Tem Davis said I do not support paving it that is too much money for 9 spaces. I do not think it is good use of the money.

I think we should wait and do parking elsewhere or put back into LMIG for road maintenance.

E. HAHIRA SQUARE FOUNTAIN (CITY MANAGER)

City Manager Sumner stated that the Parrott family will donate \$80,000 for a fountain at the Hahira Square. The architect stated that the cost would be about \$100,000 and we need to come up with good concept. There is a picture of the fountain in your packet, it stands about 8 foot tall and 4-5 feet wide. It will fit into a basin as a safety concept.

DEPARTMENT REQUESTS:

A. TELECOM SERVICES (IT PROVIDER)

City Manager Sumner stated that Hargray approached the City about our Fiber business. Jason Bellflower the City IT provider stated he reviewed the quote for service. I have reached out to the current service we use, Windstream to get price from them. The difference in price and service is close. The main difference is that Hargray will have shared services and Windstream will have unshared services. Mr. Bellflowers stated he would recommend dedicated services with Windstream. City Manager Sumner stated that staff concurs with Mr. Bellflowers.

B. TYLER TECHNOLOGIES INCODE CONFERENCE-ADMIN STAFF (CITY MANAGER)

City Manager Sumner stated that for the last 15 years we have used Tyler Technologies Software for our Administration at City Hall. It is a cadillac service and we use it daily. Staff needs to be updated on all the new services they provide and it is very expensive to train. I would like to send the Admin staff to training conference in Orlando Florida. The Conference cost is \$975.00 each and the rooms are about \$220.00 per night. I think it will be money well spent.

C. SURPLUS OLD JET RODDER (PWD WARREN)

PWD Warren said he would like to surplus the old jet rodder. He thinks we should get about \$5,000 for it.

D. PROPOSED ZONING ORDINANCE TEXT AMENDMENT FOR COMMERCIAL BUSINESS DISTRICT DESIGNATION (PLANNING AND ZONING ADMINISTRATOR)

Matt Martin with Planning and Zoning stated that the next three items go together, they are all related to the same issue. A few weeks ago a proposed business, Rocketship, sought a business license for the location of a UPS/Fed EX shipping business in one of the commercial spaces of the Old Gold Leaf Hotel. It was discovered in the zoning of the property that it was R-P, Residential Professional and it

does not allow for many of the commercial and retail uses. It had been leased for that in the past including a postal shipping business. In researching this it was realized that it should have been CBD-Commercial Business District. This is not possible due to a flaw in our Zoning Ordinance. It is the request of staff for four actions: the initiation of a zoning process whereby a text amendment to allow for CBD zoning can be considered, a rezoning of the Gold Leaf property from R-P to CBD zoning to be considered, the granting of a provisional business license for Rocketship to begin business and the changing of the Business license review process to include Planning and Zoning review for all new license requests.

E. BUSINESS LICENSE REVIEW PROCESS (PLANNING AND ZONING ADMINISTRATOR)

F. PROVISIONAL BUSINESS LICENSE-ROCKETSHIP (UPS/FED EX SHIPPING) 102 N CHURCH STREET (CITY ATTORNEY)

SET JANUARY COUNCIL MEETING AGENDA:

-HAHIRA SQUARE FOUNTAIN

-TELECOM SERVICES

CITY HALL 2ND FLOOR HVAC-SPLOST VII

SET JANUARY CONSENT AGENDA:

-TYLER TECHNOLOGIES INCODE CONFERENCE-ADMIN STAFF

-REAPPOINTMENT OF DOWNTOWN DEVELOPMENT AUTHORITY MEMBERS

-PROVISIONAL BUSINESS LICENSE-ROCKETSHIP (UPS-FEDEX SHIPPING-102 S CHURCH STREET

-SURPLUS OLD JET RODDER

THE MEETING WAS ADJOURNED AT 7:50 P.M.

ADJOURN.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN