**HAHIRA CITY COUNCIL**

**WORKSESSION**

**MAY 4, 2015**

**6:30 P.M.**

**COURTHOUSE**

The Mayor and Council met for a Work session May 4, 2015 with Mayor Bruce Cain presiding.

**PRESENT:** Mayor Bruce Cain, Councils: Kenneth Davis and Mason Barfield. City Manager Jonathan Sumner, Fire Chief Dwight Bennett, Police Chief Terry Davis and PWD Donnie Warren. City Clerk Lisa Mashburn, Council Terry Benjamin and Mayor Pro Tem Ralph Clendenin were not present for Work Session.

**REVIEW/CORRECTION OF MINUTES:**

1. **MARCH 30, 2015 WORK SESSION**
2. **APRIL 2, 2015 COUNCIL MEETING**

The Mayor asked if anyone had any questions or concerns 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:

1. **HONEYBEE FESTIVAL PROPERTY (LANA HALL)**
2. **RAILROAD PROPERTY WAREHOUSE (CITY MANAGER)**

City Manager Sumner stated he had it on the agenda for discussion and update. The railroad property has been acquired by the City from Norfolk Southern. The Warehouse on the property is owned by Fred Wetherington and the dirt under it by the City of Hahira now per attorney. The City Attorney would like to be present for this discussion and is on his way. He would like for it to be moved to the end of the meeting**.** City Manager Sumner said the City attorney has not arrived so he will discuss the Railroad Property Warehouse. As discussed at previous meeting and retreat the desire of the Council is to have a discussion with the owner of the warehouse, Fred Wetherington and discuss the basic situation of it. The Mayor and I met with Mr. Wetherington and had discussion about the warehouse, as far as the removal of the warehouse Mr. Wetherington understands that the City has plans for the property and wants to see that developed in the future. Mr. Wetherington was adamant in wanting 12 months to take the warehouse down. He then said that he might be able to take down the warehouse in less than a year, weather permitting, but he is not sure. He stated that the lease is up in July and stated that maybe there is a month to month arrangement that can be made and this way it may come down quicker than a year. This is all why we wanted Rob Plumb City Attorneyhere tonight so that he can get with Mr. Wetheringtons attorney and work out an agreement for the next year. We could have something drafted that the Council could review and vote on. Staff recommendation at this point is to have the City Attorney work with Mr. Wetherington’s attorney to negotiate extension of the lease and bring it back to Council for vote and approval.

1. **COLEMAN PICK-IN HOUSE (CITY MANAGER)**

WIlby Coleman has indicated a wish for the City to receive the old pick-in house and place it on the Railroad property. The Mayor, PWD Warren and City Manager Sumner inspected the old house which is in disrepair and has termite damage. Mr. Coleman would like to have it put on the old Railroad property in the middle of town. The Historical Society has also indicated a willingness to receive the house, improve it and move it to the property next to the museum. Sumner wanted to bring this before you and would like to know what the Council would like to do about the structure, where would they like it placed. Councilmember Davis asked if the donation of the structure is tied in with the location that the structure will beplaced. Sumner said he is not sure, he did not say but did say he would like it in a prominent place. Councilmember Barfield said that he was thinking about where you could put the structure at the Historical Society so that you could have events. Councilmember Barfield said that he thinks there are other properties besides the Railroad property that you could sit the structure and have good use. Councilmember Davis said that he does not think it would fit in with the railroad property design that he reviewed. City Manager Sumner said that he thinks Mr. Coleman’s desire is to see the pick-in come back. The Mayor said that he would love to see it preserved and we have all been putting our heads together to see where we might could put the building and wondering how much money it would take to make the building safe. The Mayor said that he knows the Historical Society is interested in taking over the building and they have more resources and can get things donated such as material and labor. Councilmember Barfield said just getting it out there that someone may come up with a good idea of where the building should be put, the Historical society is a good option but not a very prominent location. The Mayor said we have been looking at property that the City owns, where can we put it, we have to be careful not to put it close to residential area, the Pick-in will have loud music; the Historical Society is in the middle of a neighborhood.

1. **TE SIDEWALK PROJECT PROPERTY ACQUISTIONS APPRAISALS-SPLOST VII (GRANT ADMINISTRATOR)**

Mike Jacobs with SGRC is working as Administrator for the TE Sidewalk Project. We are at the point where the plans have been approved by GDOT and we are about to go into the right of way acquisition stage. The next step will be to hire a cost estimator and have them come in and give us a GDOT estimate so that we can negotiate with the different property owners. We will not approach the property owners at this point, it will be later on with approval that we will do that. We also have a meeting set up for next week with the City attorney and GDOT to start setting up title searches and notifications. This will then be presented in a packet to the property owners. We will have to at some point later on see if you would like to have a neighborhood meeting to inform them of what is going on. We can then take them one by one and work with them on their packet. They will at that point be able to donate the land to the City or take cash for the property which would be based on an appraisal. There are no large pieces of parcel, there will be 13 small slivers of property for the right of way. It should not cost that much money. We would want to have this all done by June 2016. The date is now August 2019 but if we have it all done by June 2016 they will hopefully move us on up. City Manager Sumner said that what we are asking tonight from Council is the price of the cost estimate which is $3,000.00 and the understanding that we will approach the individual property owners for authorization and the $1,500 cost of the appraisal for each property would be at cost to the City. We do not estimate that all 13 parcels will need appraisals but we want to be prepared. Sumner said that when the property owner agrees on a price either before the appraisal or after, we will come back to the Council for approval of all parcels. We are not seeking authorization for that, we do not know what that price is. The largest parcel is 0.59 of an acre. This will be on the agenda for Thursday night for authorization of appraisals. The City Manager thanked the Grant Administrator for coming tonight.

1. **INSURANCE PRESENTATION (AMERICAN FIDELITY)**

A representative from American Fidelity spoke on the benefits of setting up a pre-tax cafeteria plan for the employees. Information is included in your packets and would be done at no cost to the City. The representative also discussed the flexible spending account.

1. **GDOT INTERCHANGE PROPERTY ACQUISITION (CITY MANAGER)**

As part of the interchange project GDOT is in the process of acquisition of right of way. GDOT needs a small parcel that is City owned which joins South Union Road. It is 1,179 square feet of property at the end of our gravel road that leads to a lift station adjacent to I-75. Acquisition will not impede our access to the lift station but the sale of the property requires Council approval. There is a market value of $1,950.00 for the property and it is a Proprietary Fund assets. If approved the Mayor will sign the paperwork and they will be able to take the City of their list.

**DEPARTMENT REQUESTS:**

1. **JULY MEETING AGENDA SUBMISSION AND PACKET SCHEDULE (CITY MANAGER)**

As has been done for the previous few years, the GMA Summer Convention necessitates a different agenda submission and packet distribution schedule that the one we’re normally accustomed to before a monthly meeting. The July Work Session and Council meeting are scheduled for July 6th and 9th. Staff would request that the agenda submission deadline for these meetings be Tuesday, June 16th. Packet distribution would then take place by Thursday, June 18th.

1. **TEACHER’S LUNCHEON (CITY MANAGER )**

The 2015 Teacher’s Luncheon has been scheduled with Hahira Middle and Elementary School administration for noon on Wednesday, May 27, 2015 at the Hahira First United Methodist Church gym. Estimated cost of the meal is $1,900.00.

**SET MAY COUNCIL MEETING AGENDA:**

-Honeybee Festival Property

-Railroad Property Warehouse

**SET MAY CONSENT AGENDA:**

-July Meeting Agenda Submission and Packet Schedule

-Teacher Luncheon

-TE Sidewalk Project Property Acquisition Appraisals-SPLOST VII

-GDOT

**ADJOURNED.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**