



City of Hogansville
City Council
Meeting Agenda

Monday, February 19, 2018 at 7:00PM

Mayor: <i>William C. Stankiewicz</i>	2021	City Manager: <i>David Milliron</i>
Council Post 1: <i>Reginald Jackson</i>	2021	City Clerk: <i>Lisa E. Kelly</i>
Council Post 2: <i>Marichal Price</i>	2021	City Attorney: <i>Jeffrey M. Todd</i>
Council Post 3: <i>W. Fred Higgins</i>	2019	Chief of Police: <i>Brian V. Harr</i>
Council Post 4: <i>George K. Bailey</i>	2019	
Council Post 5: <i>Theresa D. Strickland</i> *	2019	* Mayor Pro-Tem

Regular Meeting – 7pm

Call to Order – Mayor Stankiewicz

Invocation

Pledge of Allegiance

Approval of Agenda

Approval of Minutes: Regular Meeting held on February 5, 2018

Presentations

1. Employee Service Awards
 - a. Sgt. Jeffrey Sheppard
 - b. Mr. Willie Ringer
2. Relay For Life

New Business

1. 1st Reading Defined Benefit Retirement Plan Amendment
2. 1st Reading Council Reimbursement Ordinance

City Manager's Report

Council Member Reports

1. Council Member Jackson
2. Council Member Price
3. Council Member Higgins
4. Council Member Bailey
5. Council Member Strickland

Mayor's Report

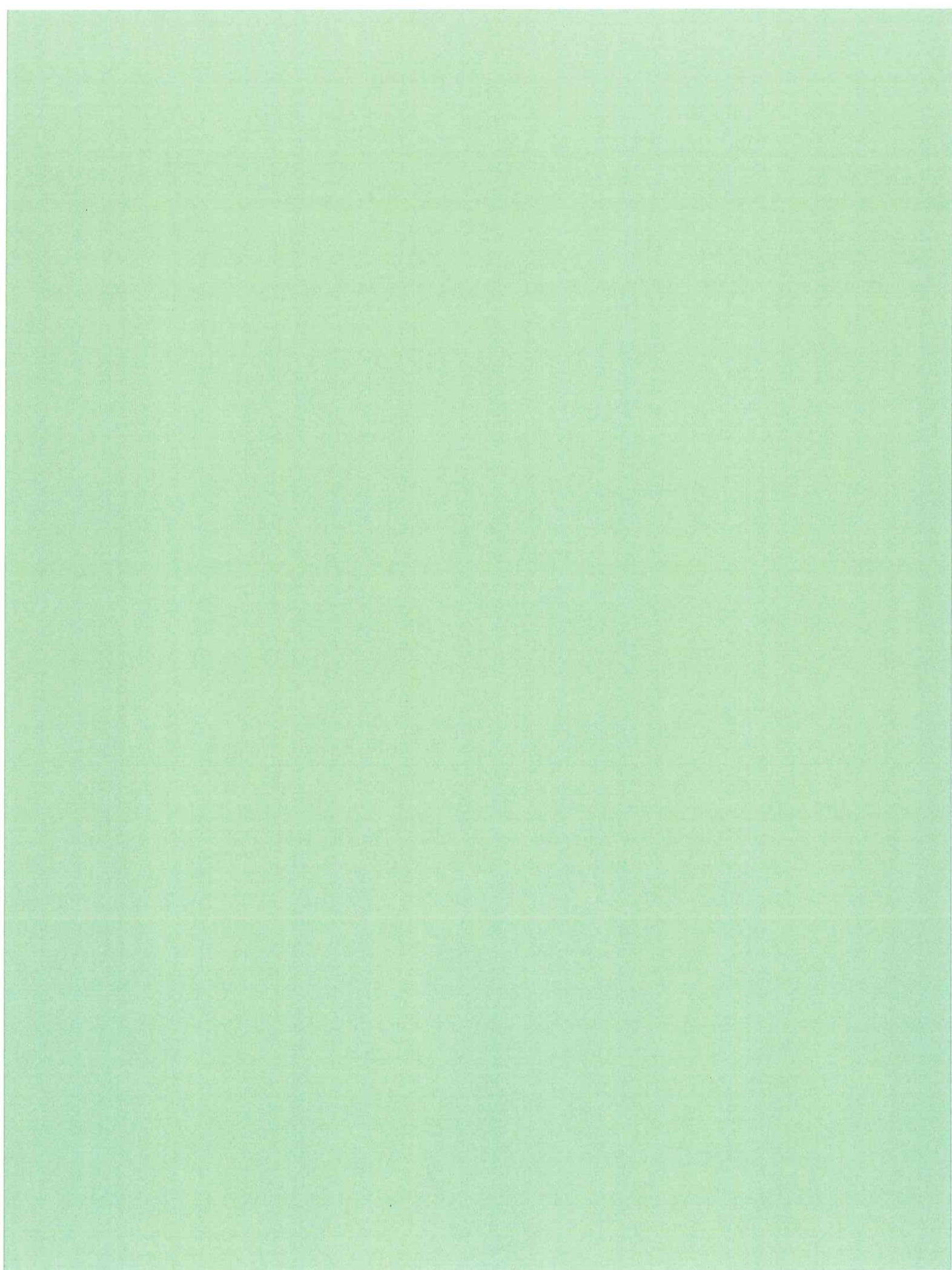
1. Misc.

Adjourn

Upcoming Dates & Events

- February 27, 2018 – 6:30pm – Hogansville Downtown Development Authority Meeting
- March 5, 2018 – 7pm – Regular Meeting of the Mayor & Council.

Meeting to be held at Hogansville City Hall, 400 East Main Street, Hogansville, Georgia 30230





**MINUTES – Mayor and Council Regular Meeting
February 5, 2018 – 7 pm
400 E. Main St, Hogansville GA 30230**

Mayor Bill Stankiewicz called the regular meeting of the Hogansville Mayor and Council to order at 7 pm, February 5, 2018.

Present were Mayor Bill Stankiewicz, Mayor Pro-Tem Theresa Strickland, Council Member Reginald Jackson, Council Member Marichal Price, Council Member Fred Higgins and Council Member George Bailey. Also present were City Attorney Jeff Todd, City Manager David Milliron and Community Development Director Lynne Miller.

Council Member Fred Higgins gave the invocation.

Upon motion by Council Member Jackson, seconded by Council Member Bailey, the council voted unanimously to approve the meeting agenda as presented.

MINUTES

Upon motion by Council Member Strickland, seconded by Council Member Bailey, the council voted unanimously to approve the minutes of the regular meeting held January 16, 2018 with the following correction: *On page one of the minutes, under new business, Item 1 – “Resolution – Line of Credit” change the number given from \$350k to \$300k.*

PRESENTATIONS

1. USDA UPDATE – CHRIS POJE OF TURNIPSEED ENGINEERS

Mr. Poje presented his firm’s 2018 Sewer Rate Study for City of Hogansville, noting that this rate study is required by USDA for the loan and grant the City’s new wastewater treatment plant will need. The rate study shows the City’s current annual sewerage system revenue, with 1,042 customers, at \$632,301, as compared to the USDA required revenue of \$702,750 for the loan and grant. Mr. Poje presented a rate increase scenario that would correct this shortfall by bringing current revenue up to \$705,014.39. In that scenario, the residential base sewer rate would be increased from \$17 to \$18.50, and the average sewer bill from \$39.00 to \$42.75.

Mr. Poje said that USDA will not require the City to increase rates, but rather, to commit to a revenue balance of at least \$702,750 per year, when the new plant is on-line. Mr. Poje also noted that the construction contractor for this project is ready to proceed (likely sometime in 2019), with his bid numbers locked-in for a certain length of time. Federal funds have not yet been released to USDA; Mr. Poje suggested that the federal funds may be available in 90 days. The City’s commitment to \$702,750 annual revenue by the time the plant is completed is needed now to move this USDA financing forward, Mr. Poje said.

City Manager David Milliron noted that the City's current revenue number reflects a downward correction by the City Auditor. Mr. Milliron also noted that the construction contract, if it were to be rebid, would be at least 10% higher than the current contractor's locked-in amount. Mr. Milliron asked the Council to consider rate increases sooner rather than later.

After some discussion, Council Member Jackson moved, and Council Member Bailey seconded, that the City commit to the \$720,750 annual sewer revenue figure, by the time the new plant is operational, for the USDA loan and grant. All were in favor, with none opposed.

NEW BUSINESS

1. TOURISM PROMOTION PROJECTS.

Community Development Director Lynne Miller reported that the Hogansville Downtown Development Authority, at its meeting held January 23, 2018, voted unanimously to request hotel/motel monies from the Troup Chamber of Commerce Hotel/Motel Tourism Fund – for two tourism projects.

Ms. Miller noted that neither project requires any funds from the City's regular budget, but the City of Hogansville will be the listed applicant. No City action needed this night.

Hogansville receives an estimated \$1,200 per month in hotel/motel tax funds from hotels in our city. These hotel/motel tax dollars must be spent on tourism projects. The Troup County Chamber of Commerce manages these funds, and the Hogansville DDA applies to the Troup Chamber for these projects.

The two proposed projects are:

- 1) Isaiah Lofton historic marker on West Main Street. \$2,500 in Chamber Tourism Funds would be matched with \$2,500 from the Georgia Historical Society's marker program, to pay for an official \$5,000 marker recognizing the former Hogansville postmaster who survived an assassination attempt that received national attention and led to the formation of the NAACP. The City will be applying to the GA Historical Society's marker program in September 2018, Ms. Miller said.
- 2) Two wayfinding signs on the Tower Trail. \$3,000 in Chamber Tourism Funds would be matched with the Georgia Recreational Trails grant that the City recently submitted, if that grant is approved, for signs near the ravine and possibly at Oak Street. These signs wouldn't be needed until 2019, Ms. Miller said.

2. LAKE JIMMY JACKSON / AMPHITHEATER RESTROOMS.

Mr. Milliron presented a number of prefabricated restroom building options to serve Lake Jimmy Jackson and the outdoor amphitheater. Mr. Milliron noted that previous estimates for these restrooms were substantially higher because those estimates included permanent concession facilities, which City Council has decided won't be needed, and because the previous estimates provided restrooms with all stalls ADA accessible, rather than one ADA stall per restroom.

Mr. Milliron presented five options from the Public Restroom Company, with starting costs that would range from \$100,000 to \$320,000. The final cost would depend on the council's choice of plan, finish, options, architectural enhancements and the freight and crane cost at the time of the order. Therefore the least expensive option could range from \$100,000 to \$120,000 and the most expensive option would range from \$320,000 to \$340,000. The City Council agreed to study these alternatives.

3. TRAVEL POLICY

Mr. Milliron discussed employee and council travel policy, noting that the City's employee policies cover employees but not council members. City Charter says that council travel rates will be set by ordinance, but the council has no ordinance that sets forth mileage reimbursement rates for council, Mr. Milliron said.

Mr. Milliron said that the city employees now follow the State and federal mileage rates, which have tiers. The highest tier – now at 54.5 cents per mile – is for employees using city vehicles, or their own vehicles when city cars are not available. The second tier – now at 18 cents per mile – is for employees who use their own vehicles when company cars are available.

Mr. Milliron said that it would seem impractical for the Mayor and Council, when traveling on City business, to use one of the two city cars, especially if they're traveling as a group, so Mr. Milliron is recommending that the Mayor and Council always get the federal Tier One rate, which is currently 54.5 cents per mile, regardless of which car driven.

Attorney Jeff Todd will draft up an ordinance that sets forth travel reimbursement rates for Mayor and Council. Mr. Milliron will continue using the Tier One and Tier Two rates, as applicable, for employees.

4. DE-ANNEXATION REQUEST – JASON AND STACY MILES

Mr. Jason Miles was present to request that his property in the city – Parcels No. 0212D00002 and 0212D000022A– be annexed into the County. Mr. Miles said that he also owns 0212A000019, which is already in the County. Mr. Miles said that when his property was split some years ago, it put some of his property in the county and some in the County.

Mayor Stankiewicz said that when Mr. Miles' property in the city was split, the two resulting parcels would still be in the city. Mr. Stankiewicz pointed out that a de-annexation would increase the property's City utility costs, as City utility rates for properties outside the city are higher than for those inside. On the other hand, he said, city property tax would be eliminated for a de-annexed property.

The City Council discussed whether or not, to their knowledge, any property in the City of Hogansville has ever been annexed into the County. Attorney Jeff Todd said that in his ten years with the City of Hogansville, there have been no de-annexations. Mayor Stankiewicz was unaware of any de-annexations either. Council Member Strickland noted that a de-annexation now could result in a spate of additional de-annexations.

After some discussion, Council Member Strickland moved that the City deny Mr. Miles' de-annexation request. The motion was seconded by Council Member Jackson. The vote to deny passed 4-1, with Council Members Strickland, Jackson, Bailey and Price in favor of the denial, and Council Member Fred Higgins opposed.

CITY MANAGER'S REPORT

Mr. Milliron gave the City Council a draft list of all projects in the City, adding that he will be providing this list to the County monthly and there are still 22 projects to add.

Mr. Milliron commended the City Public Works crew for their hard work in January 2018 as temperatures rose and fell and pipes then cracked. For the water spewing near the Library on Johnson Street, Mr. Milliron said, the City brought in Rural Water and now Columbus Waterworks, who are there today trying to locate the break.

Jim Drive is experiencing turbidity issues when hydrants are flushed nearby. Turbidity is not dangerous, Mr. Milliron said, but people understandably don't like it. Jim Drive is a dead end street, so there is nothing the City can do aside from installing a new hydrant at that spot, he said. Meanwhile, the City is asking residents to turn on their outside spigots to flush their systems, and to flush their hot water heaters annually.

The new wastewater treatment plant can't come soon enough, Mr. Milliron said. Staff are keeping up with the various parts replacements and repairs needed to keep the existing plant running.

The City Street Department is now at full staffing, Mr. Milliron said, and the whole City staff as well, except for one police officer.

The City Clerk is taking her final class for Master City Clerk Certification, Mr. Milliron said, which will be a "feather in the City's cap." Meanwhile, Mr. Milliron is completing his Certified Public Manager training, Economic Development professional certification, and Local Government Finance Officer Level II training.

Starting February 19, 2018, Mr. Milliron would like to recognize city employees on their 5-year cycles, every 2nd City Council meeting of each month.

Mr. Milliron called on Chris Poje to discuss the Emergency Action Plan needed for the dam at Lake Jimmy Jackson.

Mr. Poje said that he has heard from EPD that the dam is considered Class I, requiring an Emergency Action Plan, even though the lake is no longer a drinking water source. EPD has confirmed that the dam is Class I because of the number of people living downstream of it, who could be inundated if the dam failed.

The Emergency Action Plan was due July 2017, Mr. Poje said, but EPD has said not to worry if the City starts working on the plan now. Mr. Poje has found a consultant who can prepare the plan, whose cost would be about \$15,000, with no additional charges from Turnipseed Engineers, Mr. Poje added. The plan will include an Inundation Study, which involves contacting each individual homeowner in the potential inundation area; this information could be useful to emergency responders, Mr. Poje noted.

Council Member Jackson asked if lack of a plan would stop the City's development at the lake.

Mr. Poje said that he doesn't think so, but that the Safe Dams program might require some actions in the absence of a plan.

Mayor Stankiewicz noted that the City's engineer for the lake work has submitted plans to EPD's Safe Dams program, who required, and then approved, modifications to the City development plans. So this need for an Emergency Plan might have no direct impact, but have an indirect impact, Mayor Stankiewicz said.

Mr. Poje said the plan writers will perform simulations, produce a manual, and interview everyone downstream.

Council Member Bailey asked Mr. Milliron how this Emergency Action Plan would be funded.

Mr. Milliron said the funds would come from a contingency line in the Water Enterprise Fund.

Upon motion by Council Member Bailey, seconded by Council Member Strickland, and with unanimous approval, the City Council approved an amount, not to exceed \$15,000, for the recommended Emergency Action Dam Plan at Lake Jimmy Jackson.

COUNCIL MEMBER REPORTS

Council Member Jackson –

Mr. Jackson said that he reviewed the January 25, 2018 Royal Theater presentation by Carter & Watkins Architects, and could find nothing in that presentation about the multi-use (City Hall + arts space) option. Mr. Jackson suggested that the architects come speak to the Council to explain that option, and to also provide itemized prices for all three options (City Hall, Arts, and City Hall + Arts).

Council Member Strickland suggested that the City could use cubicles to save dollars.

Mr. Jackson suggested that if the building were repurposed for City Hall + arts, maybe the City could obtain grants if the building name were changed.

Lynne Miller will follow up with the architect to get more information on the mixed use option and to get cost detail for all three options.

Mr. Jackson then commended the City's public works employees who worked very hard in frigid weather, and suggested the City provide a warm-up tent for them.

Mr. Milliron added that the City's heaters don't work in extremely cold weather.

Mr. Jackson asked about water on Brooks Road.

Mr. Milliron replied that on Brooks Road, and also on Ware Road, there have been underground service line leaks under relatively newly paved roads. Mr. Milliron said that many of the City's service lines are located under roads, particularly in older parts of the city where utilities were traditionally buried in the middle of the road when there were large rights-of-way along the sides of roads, as we have now.

Council Member Price –

Mr. Price asked about the City's SPLOST dollars.

Mayor Stankiewicz replied that the County put a 15% hold on all SPLOST payments, but the County is currently collecting 93% of the projected SPLOST. If the County is 7% short and is withholding 15%, where is that other 8%? Mr. Stankiewicz asked. He has put that question to the County.

Mr. Price asked about development of a basketball court at the open field (formerly a ball field) along Green Avenue near Strozier Park.

Council Member Higgins –

Mr. Higgins thanked the community for everything they did when he and his wife recently had the flu. People called, sent cards, brought food and meals, and offered to take the Mr. and Mrs. Higgins to the doctor.

Council Member Bailey –

Mr. Bailey remarked to Mr. Price that the City is working on basketball courts for Strozier and also for Lake Jimmy Jackson.

Mr. Bailey said that he would like Hogansville to become a Purple Heart City, to honor our veterans. Troup is a Purple Heart County and Georgia is a Purple Heart State. The American Legion would like a Purple Heart marker in the downtown City Park, Mr. Jackson said. Mr. Jackson asked Ms. Miller to find information on the Purple Heart program for the upcoming City Council retreat.

Mr. Bailey asked to put Relay for Life on the February 19, 2018 City Council agenda. Hogansville will have a community team this year. Representatives will talk to the Council February 19.

Mr. Bailey said that he too appreciates the City's public works employees who worked hard in very cold weather, and agreed with Mr. Jackson that the City should take measures to keep them warm and safe.

Mr. Bailey said that he likes the idea of recognizing employees at five year intervals, and also recognizing Police Officers when they do something noteworthy.

Mr. Bailey reported that he is working with Council Member Strickland to put together a MLK Committee for this year's celebration.

Mayor Pro-Tem Strickland

Ms. Strickland asked about the City Budget, and in particular, a line item – 4K to 12 KV conversion – and whether or not the City has put funds aside for that. The City should find out and get that information out, she said.

Mayor Stankiewicz said that our budget will be impacted by the new Tax Law, which does not allow for tax free refinancing of past debt.

Ms. Strickland asked for a meeting with Troup Park and Recreation, noting that in November 2017, lights were left on overnight at McGhee Field, and recently lights were kept on when there were only three people (two adults and a child) out there.

Ms. Strickland asked that the upcoming City Council retreat be limited to four hours rather than eight.

Mr. Strickland noted that a Recreation Board member has provided Minutes of the Parks and Recreation Board meeting, but she would rather get the full packet, including adopted minutes, directly from the Parks and Recreation administrative office.

Ms. Strickland asked that City Council handouts be copied in black and white rather than color, to save money.

Ms. Strickland said that she was recently given a drawing of basketball play area that could be built on the City tennis courts, and said that the City needs a separate, full court to better serve the community.

Ms. Strickland noted that the City did a good job last year with Dilapidated Homes, but was wondering if the City is inspecting homes when utilities are turned over.

Mr. Milliron replied that he's learned that the City has an ordinance that requires buildings to be inspected when utilities are turned over, but doesn't know if City employees can legally enter a building to turn on the power.

City Attorney Jeff Todd suggested that Mr. Milliron contact Patrick Bouie of LaGrange, where there is such an inspection program. LaGrange surveyed all homes and ranked them by quartile, Mr. Todd said. When utilities are turned over, buildings in the lower quartiles are inspected, so it is not a wholesale inspection every time in every house. Landlords approve of this program, Mr. Todd said, and it apparently is working.

Ms. Strickland warned about unsafe curves near the Senior Center and Recreation Center.

Ms. Strickland remarked that trash along the road is getting worse, suggesting Adopt-a-Highway or similar program.

Mayor Stankiewicz replied that the County recently contacted him about a County-wide anti-litter program the County is putting together with the cities.

Ms. Strickland said she is getting questions from contractors asking for a list of City permits required.

Mr. Milliron said that the Municode lists all City ordinances and related permits.

Mr. Stankiewicz added that the City recently changed an Ordinance to clarify when a building permit is and isn't required.

Ms. Strickland said that the LaFayette Christian School in LaGrange has contacted her about recreation fields at Mobley Bridge Road.

Mr. Stankiewicz said that he'll look into that request.

Ms. Strickland asked for an update on the Thrash cross-walk.

Mr. Milliron said that the request will now be going to the GDOT Area Engineer for a permit.

Ms. Strickland said that she too appreciates the job the City employees have been doing in extremely cold weather, and appreciates the citizens also.

Upon motion by Council Member Jackson, seconded by Council Member Strickland, the Council unanimously agreed to go into Executive Session to discuss Personnel, with no action anticipated afterward.

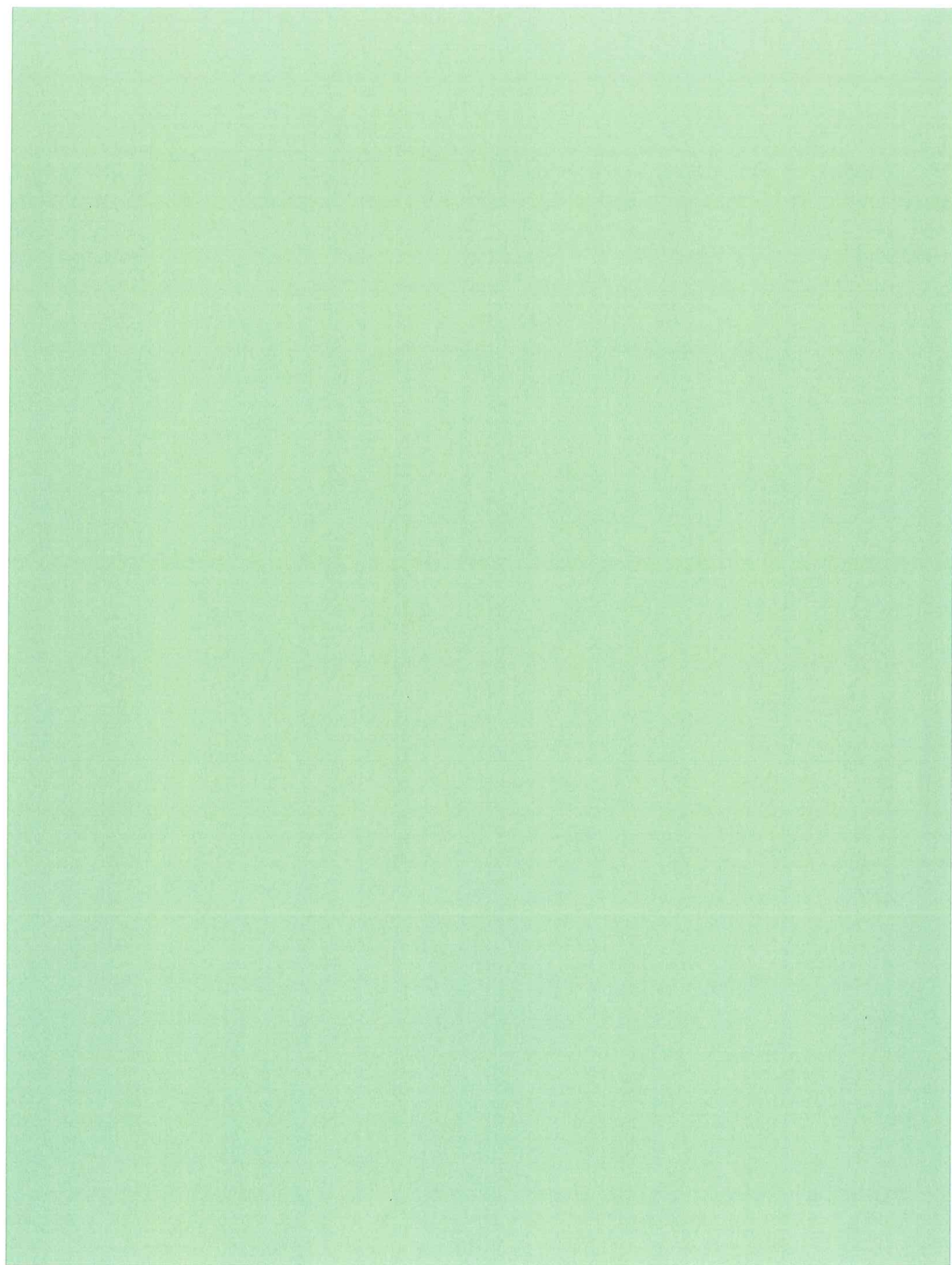
Following the Executive Session, the Council agreed by consensus to reconvene in Regular Session, and then agreed by consensus to adjourn this meeting.

The meeting was adjourned at 9:20 pm by Mayor Bill Stankiewicz.

Respectfully submitted,



Lynne S. Miller
Community Development Director



LEWIS, TAYLOR & TODD, P.C.

ATTORNEYS AT LAW

SUITE 3

205 NORTH LEWIS STREET

POST OFFICE DRAWER 1027

LAGRANGE, GEORGIA 30241

JOHN M. TAYLOR
JEFFREY M. TODD

JAMES R. LEWIS
(1928-1996)
GEORGE E. SIMS, JR.
(1917-1967)
FAX (706) 882-4905
TELEPHONE (706) 882-2501

February 8, 2018

VIA EMAIL

Mr. David Milliron, City Manager
CITY OF HOGANSVILLE
400 E. Main Street
Hogansville, Georgia 30230
david.milliron@cityofhogansville.org

RE: Reimbursement Ordinance

Dear David:

At the regular meeting of February 5, 2018, I was directed to prepare a draft Ordinance regarding reimbursement of actual expenses to Council Members.

Enclosed herewith is a draft for your review and comment. I chose a simpler format, but look forward to hearing from you as to any changes you might request.

With best regards, I am

Very truly yours,

LEWIS, TAYLOR & TODD, P.C.

Jeffrey M. Todd

JT/mcj

Enclosure

cc: Lisa E. Kelly (*via email*)

R:\Jeff\Hogansville\Letters\2018\Milliron3 - Mayor & Council Expense Reimbursement.docx

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND CHAPTER (2) TO CLARIFY THE REIMBURSEMENT OF GOVERNING AUTHORITY MEMBERS FOR ACTUAL EXPENSES NECESSARILY INCURRED; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the Code of the City of Hogansville be amended by deleting therefrom Section 2-31, in its entirety, inserting in lieu thereof a new Section 2-31 to read as follows:

“Sec. 2-31. – Compensation.

The salary of the mayor and council members shall be as established from time to time by the city council. Each member of the governing authority shall be reimbursed for expenses actually and necessarily incurred in carrying out their official duties. Reimbursement shall be made upon submission of an expense voucher to the city manager, drawn in accordance with terms and procedures of the city and supported by proper documentation.”

SECTION 2:

All ordinances or parts of ordinances in conflict with the provisions of this ordinance shall be and the same are hereby repealed.

SECTION 3:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk