



### REGULAR MEETING

The Regular Meeting of the Hogansville City Council was held on Monday, April 16, 2018. The meeting was called to order by Mayor Stankiewicz at 7:00p.m.

Present were Mayor Bill Stankiewicz, Council Member Reginald Jackson, Council Member Marichal Price, Council Member Fred Higgins, Council Member George Bailey, and Council Member Theresa Strickland. Also present were City Manager David Milliron, City Attorney Jeff Todd, City Clerk Lisa Kelly, Chief of Police Brian Harr, and Community Development Director Lynne Miller. Reverend Aaron McCollough gave the invocation and Mayor Stankiewicz led the pledge.

Motion by Council Member Jackson to approve the agenda, seconded by Council Member Bailey. The agenda was approved by unanimous vote.

Council Member Jackson asked to amend the minutes of the April 2, 2018 Regular Meeting to reflect his request of three times the tax rate on the adopted Blight Ordinance. Council Member Strickland also asked the record reflect she made the motion to add Crosswalk at Thrash Funeral Home under #3, Old Business, during the agenda approval from this meeting. Motion by Council Member Jackson to approve the minutes as amended, seconded by Council Member Higgins. Carried 5-0

### PRESENTATION

1. Employee Service Award – Tony Hammett. Milliron addressed the crowd announcing recognitions for employees on significant service dates. Tony Hammett was presented with a five-year service award, serving the City from 2013 – 2018. Mr. Hammett maintains the City sprayfield and waste water treatment plant. Milliron thanked him for his service to the City.
2. Introduction of Assistant County Manager Eric L. Mosley by Commissioner Ellis Cadenhead. Mr. Cadenhead, County Commissioner, accompanied by Commission Chairman Patrick Crews, introduced Eric Mosley, Assistant County Manager. Cadenhead explained the current County Manager will retire soon and Mosely will take the head at that time. Mosley stated he is glad to be in attendance and meet everyone. He looks forward to working with everyone and urged everyone to make contact if needed.
3. Boys & Girls Club of West Georgia – Kay Durand. Ms. Durand thanked the City for supporting the local club and the importance of the Boys and Girls Clubs, both at Hogansville Elementary and Callaway Middle School. She discussed the various funding sources and how they operate from year to year and hopes that Hogansville will continue to support this very important cause.

4. Elite basketball Camp – Mr. Jenkins. Mr. Jenkins appeared for Elite Basketball Camp thanking the City for support of the camp in prior years. Mayor stated the camp is held here in town to help young boys and girls with training and life lessons, along with having a lot of fun. The basketball camp has been held for a number of years in Hogansville and the City has been privileged to show support as have many business leaders in the community. This year's check was presented in the amount of \$500. Jackson noted the camp is for young men and women and helps with responsible actions and life lessons. Bailey stated he visited last year's camp and the leaders did an outstanding job and he is glad to see the City support this program.

#### **CITIZEN APPEARANCE**

1. Hogansville Regional Arts Association – Angela Bennett. Bennett addressed the Mayor & Council, first thanking them for the basketball courts underway. She also noted the bicycle parade was a success and thankful to the City for being supportive. She spoke on behalf of those in support of the Royal Theater and its renovation. She explained she has spent her entire life as a performing artist in an artist's community. She presented a petition of 485 signatures in support of the renovation and re-opening of the theater. She noted the historical importance of the building and made mention the HRAA (Hogansville Regional Arts Association) would like to partner with the City in management of the theater. She stated there is a community here ready to help and feels it could be a successful venture for the City. In 2003 the HRAA was over 100 members strong. There was a successful community theater until the economic downturn. The HRAA has maintained its non-profit status with an arts organization already in Hogansville. HRAA began to revive itself and re-build membership recently and the Downtown Master plan will help even further. She stated she believes it is important for the quality of life in this community. There is a local need to support cultural aspects here in town and support our kids in their artistic ability. The City needs to attract more businesses and people to help offset costs and the theater should be used as an outlet and resource. All around there are venues in restored theaters and feels strongly it will be successful. There is a high potential that it will not cost the City anything to restore. HRAA will support the efforts for donations and grants as a non-profit and are an organization that is willing to help and work for it. "Please vote yes to restoring the theater and the community will be here to help."

#### **OLD BUSINESS**

1. Consideration of Financial Advisor. This item was tabled from the previous meeting. Milliron stated he was asked to go back to financial advisors to obtain price proposal. Four groups were contacted, two in addition to the ones presented to the Council in a recent Work Session. Of the three responders, PFM did not give a quote on financial services but offered a bid to the City for the purchase of software; Davenport provided the same figure in the amount of \$15k, Springstead submitted with an hourly fee structure. Milliron stated he is recommending Davenport & Co. as the City's Financial Advisor and would like to engage and address the scope of services with dollar amounts not to exceed \$15k. Strickland stated PFM gave information on rates as well as software in the amount of approximately \$20k. Jackson asked if Jeff Todd has looked at the documents? Todd responded that nothing seems to strike him as unusual; the City has the option to terminate without cause within 30 days and this is normal

procedure. Strickland asked that Milliron acknowledge if there is any past working relationship with Davenport or its employees. She noted the City of Villa Rica used their services in 2015 and still do. Milliron stated Davenport and Villa Rica initiated a bond agreement prior to his arrival with the City and, as stated in previous meetings, there has been no engagement by him. Motion by Higgins to accept Davenport as the City's financial advisor, seconded by Bailey. Carried 4-1 with Strickland opposing.

2. Downtown Master Plan Adoption. Miller addressed the Mayor, Council and public. Georgia Conservancy submitted a draft plan and solicited public involvement. After all the input and joint meetings with the DDA, a final draft was submitted to the DDA on March 27 and recommendation made to the Council for approval. This approval will allow for tax credits to existing and new businesses and plan involvement. This plan does not require the City to pay for all the steps but is a roadmap of plans for future use. Different groups will undertake funding. This is a goal to work toward. If Council adopts the City will be able to work toward budget considerations and join with the Conservancy and the DDA to bring things that can be accomplished. Jackson asked are we committing anything for this building to which Milliron stated absolutely not and will not commit the City to anything. Strickland asked if this is the document that was provided to the DDA? She noted she would like to see everyone be thorough in keeping the Council in the loop as soon as information is available. Motion by Higgins to adopt the Downtown Master Plan. Motion fails for lack of a second; no further discussion was held on the subject.
3. Carter Watkins Contract -- Next Steps. Miller stated last September the Council hired Carter Watkins Associates to produce a master plan for this building. Grant was awarded by the Fox Theater for funding of the plan. Carter Watkins is currently at a halt and in order to finish the plan they need to know the direction the Council wishes to take. Options are to move City Hall and renovate the building for arts and community space or keep City Hall in this building and bring up to code. There is no available funding to keep City Hall here but there are funding option and grant funding that can help with renovations for a theater. Carter Watkins has a deadline of June and without a decision the Fox Theater grant could be lost and their funding of \$50k for the master plan could fall on the City. As soon as a decision is presented, the architects can begin renderings and plans to move forward. The request to Council tonight is to receive a direction on how to move forward. Jackson stated funds are possibilities but not guaranteed. He asked what happens if funds don't come in? Miller stated this would be done in stages and if not awarded would be applicable to re-apply in the next cycles of grants. Milliron stated he is the author of the numbers and how things could be accomplished and there is really not an option for funding City Hall. It will leave the City with the option to stay in current City Hall and do nothing but we will remain non-code compliant. In order to get City Hall up to code it would cost approximately \$1.1M. He did note the numbers provided are estimates. Any decision will allow Carter Watkins to move forward with full complete plans but does not commit this Council to any expenditures, yet will allow application for grants to move forward. He also announced if the decision is to renovate the theater, there is a large land owner who has agreed to purchase the PNC Bank building and

donate it back to City as a contribution. Theater cannot be on the backs of the taxpayers and will have to be done by grants, fund raising, etc. A decision in favor of the theater would allow us to lock in the PNC building. Strickland asked if time will expire on some of the grants, i.e., Fox Theater, before we could obtain additional grants. Miller explained grants would be in stages and Carter Watkins would give us a plan in stages so that we can apply for grants as their cycles come around. Price asked about the blight CDBG funds. Milliron explained there are different buckets of CDBG money and the portion potential for this building is a separate program than the water and sewer grant funds. Mayor stated the money from the blight ordinance will not be affected. Price asked what happens if we don't get one or two of the grants? Milliron stated we can decide what direction to go with the building and can take another course if needed but he is optimistic with Lynne's connections and ability to procure grants. Bailey stated he wants the opportunity to talk with others to see what other cities are doing. Motion by Bailey to table until the second May Council meeting, seconded by Jackson. Carried 4-1 with Higgins opposing.

#### NEW BUSINESS

1. Georgia Cities Foundation -- 101 College Street. Mayor stated he is recusing himself due to personal financial conflict. Miller addressed the Mayor & Council in regard to 101 College. Owners, M&S Holdings, are applying for low interest loan for demolition and reconstruct in its place an eight unit apartment building. Owner has procured an investor that will pay for 80% of the cost; Georgia Cities loan will pay for the balance. The DDA must make the application but will not be party to the loan or risk default on the loan. This action will authorize the Mayor Pro-Tem to sign that the City is aware of the loan and agrees the work is in the interest of the City. There is no liability to the City. The proposed schedule indicates new construction complete by 2020. Motion by Bailey to move forward with the City's acceptance of application to Georgia Cities for a loan for 101 College Street, seconded by Jackson. Carried 4-0.
2. Proposed Downtown Alcohol Ordinances -- Information Only. Milliron stated at a previous meeting discussion was held about a proposed ordinance for alcoholic beverages and special events. He noted with current ordinance, entities can make application and have special events under a catering license. Staff would like to see more structure to an ordinance in order to regulate alcohol in coordination with special events and have the ability to monitor what happens on private property through an application and approval process. Miller expressed these will be proposed amendments to the existing alcohol ordinance. Special events would be linked to alcohol ordinances in order to have the ability to regulate the length of time of an event and times allowable. One big issue is open containers and if they are allowable the City should regulate size and type of alcohol and the cups they are served in and define the area of town these events can be held in. Staff is asking Council to think about the proposed changes. Milliron asked Council to take a look and give direction as how to move forward.
3. Proposed Special Event Ordinance -- Information Only. See Proposed Downtown Alcohol Ordinance notes under item #2.

4. Resolution to Award CDBG Phase IV I Water & Sewer System Improvements: Milliron stated the bid process has been completed for this new phase of CDBG. Recommendation by Turnipseed Engineers is to award the contract to Crawford Grading in the amount of \$599,205.23 was the low bidder. RDJE was considerably higher at \$817,874. Actual dollar amount is a little different and higher as a change order created an actual award amount of \$531,791.77. Asphalt overlay in the amount \$32k has been removed. The recommendation from staff is to go ahead with the change order to allow the City to handle paying at a later date and not include it as part of this contract. Motion by Higgins to adopt the resolution, seconded by Bailey. Carried 5-0

#### CITY MANAGER'S REPORT

- a. Regarding Lake Jimmy Jackson & Amphitheater, plans are moving forward and are now working with the bid documents removing restroom and concession stands and using pre-built restrooms.
- b. FEMA projects will go out to bid soon. Hope to be able to use one contractor for several of the projects.
- c. Elm Street bridge will go out to bid soon through Turnipseed Engineers.
- d. GDOT has approved the crosswalk near Thrash Funeral Home. Atlanta Paving & Concrete was GDOT approved contractor that submitted a responsive bid in the amount of \$9,791 which is under budget.
- e. USDA approved additional funding. Council must approve covenant documents before moving forward.
- f. Rate study will be discussed by ECG and will be present at the upcoming Work Session.
- g. Grounds maintenance is a huge concern. With the close of the Correctional Institute last year the City lost 12-16 inmates. We have been leaning on the Sheriff's office but cannot get inmates. Asked in the past for boot camp crews and have gotten some relief but we have been notified those will not be available again this year. There has been an impact to the City of approximately \$500k. Another county could potentially contract with a crew but it would come at the cost of a guard, new van, and outfitting the van. Everything is piling up and would like to fill the gap with seasonal labor with the two open public works positions available. Seasonal labor would be temporary, no benefits, at an hourly rate to perform roadside and litter maintenance through the summer months. The plan is to advertise this week.
- h. Budget calendar submitted and would like to submit the budget by May 30. Tax digest and increase in fire services are indications the City should consider opening up the Service Delivery Agreement. In digesting the budget and the implications, much is being put on the backs of tax payers. He urged Council Members to come in and discuss budget items.
- i. Reported by next month he would like to have a simplified finance report to present to Council.

#### COUNCIL MEMBER'S REPORTS

*Council Member Jackson*

- a. asked about the City backing some of the businesses with local purchases and inquired if we make a conscious effort to spend locally? Milliron stated we try to buy locally whenever we can and try to use local contractors as well.
- b. asked Miller how a church would go about adopting Pine Street for clean-up. Miller stated Keep Troup Beautiful will supply signs and get them started.

*Council Member Price*

- a. asked where we are with utilities for the budget. Milliron stated once the rate study is submitted it will give the opportunity to digest and then make some decisions. There will be a need to have a work session soon.
- b. asked about the utility contract and worried that Council will be forced to make a rush decision. Milliron stated there are options that will be presented soon for Council to consider.

*Council Member Higgins*

- a. thanked Miller for all her hard work.
- b. thanked Troup County Parks and Recreation for the basketball courts being installed and proud that it is getting started.
- c. thanked Milliron for paving on Taliaferro Drive.

*Council Member Bailey*

- a. presented a card from Citizens thanking Mayor & Council for the basketball courts on Green Avenue.
- b. announced the Candidate Forum with Troup County Commissioners candidates on April 30<sup>th</sup> at 6pm
- c. stated donations for the Relay for Life event are being accepted at many local locations. All proceeds go to Relay for Life.
- d. Pilot Club has a program going honoring service members. The Patriotic Tree is to be placed at the library. Pictures should be submitted to the Pilot Club.
- e. announced on May 24, Great Wolf Lodge opens. 500k visitors will visit Troup County and looks forward to some of those visitors coming to Hogansville.

*Council Member Strickland*

- a. asked where we are with collection agency. Milliron stated an update will be provided by the Work Session on Thursday.
- b. Asked where we stand with pay scales, job descriptions and organizational chart. Milliron stated all will be submitted as part of the budget process.
- c. asked about a purchase in Carrollton on the most recent credit card statement, was someone in training? Milliron stated there have been several employees in training but he will follow up and report back with details.

**MAYOR'S REPORT**

*Mayor Stankiewicz*

- a. congratulated Council Member Bailey on his nominated for GMA 3<sup>rd</sup> vice president. Bailey was also nominated to LaGrange College Leadership Council .
- b. noted he thinks Hogansville will come to regret not adopting the downtown master plan. It is critical the City have a plan and work the plan for the future of the City. A lot of money and effort was spent on the plan. Strickland stated her concern is that the Council is uninformed and information is given last minute. She further stated the Council is not here to block the

program but does expect that all the information is provided timely. Mayor stated all the information was provided as far out as one month ago.

There being no further business to come before the Mayor & Council of the City of Hogansville at this time, on a motion made and dually seconded, the meeting was adjourned at 8:43pm.

Respectfully,

A handwritten signature in black ink, appearing to read 'Lisa E. Kelly', written in a cursive style.

Lisa E. Kelly, CMC  
City Clerk  
City of Hogansville

*April 16, 2018*