



### REGULAR MEETING

The Regular Meeting of the Hogansville City Council was held on Monday, August 6, 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, and Chief of Police Brian Harr. Council Member Bailey gave the invocation and Mayor Stankiewicz led the pledge.

On a motion made by Council Member Jackson, and dually seconded by Council Member Higgins, the agenda was approved by a 5-0 vote.

Motion was made by Council Member Jackson to approve the minutes of the Regular Meeting held on July 16, 2018, seconded by Council Member Higgins. Carried 5-0

Motion was made by Council Member Strickland to approve the minutes of the Work Session held on July 23, 2018, Jackson asked to amend the section on page 3 under City Finances, noting there was earlier mention of the \$177 being restricted to the interior. Strickland stated a prior City Manager report indicated that. With correction noted, the approval of the minutes was carried by a 5-0 vote on a motion made by Higgins and seconded by Jackson.

### OLD BUSINESS

1. Demolition - 815 East Main Street. Milliron stated he has brought to the Council the bids for demolition, Charles Abbott & Associates has done an inspection (included in the packet). Recommendation is to demolish the structure in the amount of \$23k and award the . Strickland asked if Costley was denied approval to be on the agenda. Mayor confirmed that is correct. Costley's Daughter spoke up and noted she is new owner of the property. Strickland stated Neal Nichols with the Georgia Historic Trust sent e-mails to Council Members regarding the historic aspect of the home and he urged Council to allow the owner to make improvements. She stated in light of this we should really impose a time frame in order to get something done to the property and not one in our best interest but in the interest of the owner. Costley should be able to work to preserve her house. Milliron stated he has spoken with Nichols and he respects the City's position. He was sent a copy of the file. Milliron also noted Costley did ask to speak and even though she was denied approval in a Council meeting, a meeting was

set up for this afternoon and she did not come. He further stated if the community wants to come up with the money and try to save it, he is in agreement, but court action would be needed before permits could be pulled. Until such time the property will sit vacant until court proceedings are complete. Price would like to table the item until it can be discussed further, seconded by Strickland. Carried 5-0. Mayor stated there will be court proceedings to deal with matter and the City will take the advice of the City Attorney.

2. Southeastern Power Administration (SEPA) Agreement. Todd was asked earlier of his opinion relating to SEPA and stated it is a business decision and up to the Council. Milliron stated this is an opportunity to get out of the current agreement and ahead of most of the other cities in similar agreements. We have more access power than we can currently sell. This is a strategic effort to show we have a long-term decision with nuclear power. Jackson asked how this will save us money on Vogtle III & IV? Milliron explained the increase will come once Vogtle is on-line and the City is purchasing the committed amount. The City already has excess power and will have even more; we are already overfull and will be committing to more power. Amount varies per year; surplus now is 2291MWH and being billed separately. Cost savings of \$171k. Once nuclear power comes on a hit of \$120k will affect the City. Committed to 4??? MWH from Vogtle. Strickland asked about offloading SEPA, yet we will be paying more to MEAG. Mayor explained if we could we would sell the highest cost power but we are committed to MEAG, not SEPA. Opportunity to offload power we are not using. We are committed to purchase more power than we sell. We reduce that position if we drop SEPA. Jackson asked is it expensive to sell the power at peak-power. Mayor stated we do not sell the power; MEAG, as our agent, sells it. MEAG uses TEA out of Florida and sell at most advantageous times. The market is weak and we are already selling at a reduced price. All 49 MEAG cities have the ability to sell their power. In some cases, cities need more power and buy additional. Jackson stated he is concerned MEAG is not selling our share at the best price possible and leaving us out of the negotiations. Milliron stated when all power options are considered, they are attempting to sell to the highest bidder at the right time. Energy availability has been flat for about 10 years. The City has power service agreement with MEAG and are locked into them. The only way to get some relief is to offload SEPA. Mayor asked that someone from MEAG come explain how the surplus power sales works. Separate issue is SEPA. We are committed to long term commitments through MEAG but can change SEPA. We buy power from SEPA that we do not need and have an opportunity to stop buying even more excess power. This is the only way we can save on the amount of excess power. He noted Jackson raises a critical point and we should know that we are getting the best price for the power we sell. Milliron stated other MEAG cities that have a agreements with SEPA are in the same situation we are. For each city that gets out ahead of other cities, our City's cost will rise. Four cities have already given notice and others are planning to opt-out. Will only have more power dropped in our laps for every City that is ahead of us. If it was just SEPA we would be better off, but in the 40-year service agreements, we must buy what is in firm contracts though MEAG. Will reduce the overall cost to citizens in the long-run. 25 months opt-out period. Will be required to buy SEPA until that 25-months is over. Will run

simultaneously with Vogtle 3 & 4 coming on-line. Jackson asked when we can get MEAG here to explain. Milliron stated MEAG has shared information with all 49 cities. Todd stated he really has no opinion and is not up to speed on the energy market. Mayor stated if we wait a month it will just require another month of purchasing from SEPA. Price would like to table and get more information. Jackson stated he wants to ensure we are in the loop with SEPA. Bailey made a motion to opt-out of SEPA and have MEAG come explain the buying and selling, seconded by Strickland. Carried 5-0

### NEW BUSINESS

1. 111 High Street Road Replacement. Milliron explained this is the old PNC building, bids in place to replace the roof and recommend the Roof Depot for repairs in the amount of \$76,755 with a caveat that any deteriorated wood would be replaced at \$4 per square foot. Building needs a new roof and would like to move forward. Proceeds will come through charitable trust to fund the project. Price confirmed the fixed cost to which the Mayor explained if there is no decking damage the cost will remain unchanged but if there is damage then it must be replaced. He reminded everyone there is no cost to city. Strickland asked how the process will work in the City receiving the funds. Mayor explained it will be a restricted donation and solely for the renovation of the building. The benefactor is using the trust to get the tax deduction. Strickland asked if the benefactor has actually given the money to the trust and ensured no construction will begin until the money is in the hands of the Trust. Mayor confirmed in no case will the City be obligated to expend any funds. Once funds are secured, the construction will begin. Milliron asked for approval to move forward with a not to exceed amount of \$85k. Motion by Jackson to move forward with an amount not to exceed \$85k for the repair of the roof and award the contract to Roof Depot, seconded by Bailey. Carried 5-0
2. Tower Trail V – Design Contracts. Milliron recommended Falcon Engineering be awarded the contract for design for Tower Trail V in the amount of \$30k. The total grant amount has been awarded in the amount of \$200k under the Georgia Recreational Trails program and is a reimbursable grant. Falcon Engineering was the lowest cost and most responsive bidder. Strickland asked about the 15% for the design. What will the City be on the hook for? Milliron noted there is a timetable on the \$200k in which we can do drawdowns. Once the work is done for the design the City will be reimbursed. The deadline is December 31<sup>st</sup> to get design work done and move forward with the next steps. Motion by Strickland to award the design contract to Falcon Engineering and move forward in the amount of \$30k, seconded by Bailey. Carried 5-0
3. Community Development Block Grant (CDBG '19) – Grant Administrator. Milliron stated this is a sole source request. An RFQ was requested sent out for the grant administrator for CDBG 2019 to address water pressure issues on the west side of the City. The only responsive bidder is Allen-Smith Consulting, which has a stellar record in securing CDBG grants for Hogansville. Funds are reimbursable under the grant. Motion by Bailey to accept Allen-Smith

Consulting as the grant administrator for the upcoming CDBG 2019, seconded by Higgins.  
Carried 5-0

4. Resolution – Cemetery Lot Fees. Milliron stated he has met with cemetery committee and worked out a structure so the cemetery can become self-sustaining. Committee made recommendations as to what could and could not be done regarding fees and suggested raising rates for grave openings and closing to \$400 on weekdays and \$500 on weekends and holidays up from \$300 and \$450 respectively. This is done in an effort to grow the fund balance in the enterprise fund. The road is in need of repair and looking to work with staff on expanding the cemetery. The committee and McKibben Funeral Home have been gracious in donating funds in the past. Strickland asked if Robert Leek is now on the committee? Milliron stated he has been involved. Strickland asked about the grant available to pay for the dozier. Milliron noted there is no actual grant but private grant funds and monies are being made available to help with some of the purchases. Strickland then asked if some of the funding dollars do not come through, will the City be responsible for the expended dollars. Milliron explained there is no presentation being made to the Council at this time to actually do any of the spending but will be bringing something forward soon. Bailey stated the rates are great. He is in the funeral business and sees what other cemeteries are doing. Jackson stated he spoke with McKibben and feels this would be a win-win for the city. Motion by Bailey to accept the resolution increasing cemetery opening and closing fees, seconded by Jackson. Carried 5-0
5. Discussion – Mayor & Council Travel Reimbursement. Strickland stated allotted amounts for travel and training for Mayor and Council was \$3500. She feels we should stick to travel budget and asked if someone should go over that amount, will they be reimbursing the City for the amount over the budget? Mayor explained generally accepted accounting practices require expenditures be accounted for in the budget year dollars are spent and not when the expenditure is received by the. The expenses should be accounted for in the year it was made. Adjustment should be accrued at the end of the year and any expenditure prior to June 30<sup>th</sup> should be in the previous year. GMA conference should be in the 2017 budget year. Bailey requested if Members begin to approach their budget limit that they be notified. Strickland asked when they can get information for the last budget year; she was expecting it for this meeting? Mayor stated any item can be handled by the council as they see fit. He gave a scenario where a member approached the council for an increase in the budget amount. Things happen throughout the budget year when items exceed the budget. It will be up to the Council to amend the budget or not. Price stated if we know what we have then we should only spend what is allotted. Mayor stated the council has the authority to do that too. Price feels we should not go over our budgets.
6. Proposed Film Production Ordinance. Milliron explained the proposed ordinance and noted Troup County and LaGrange are “camera ready” with ordinances in place. He would like to show that Hogansville is camera ready and give owners the opportunity to have filming at their locations. Helps protect the other citizens for when shooting can and cannot take place. No budgeting impact to the city but furthers our opportunities for economic development. Would like to move forward with 1<sup>st</sup> reading on the next agenda. Strickland stated she has concerns in

some of the lines and would like to discuss further in a work session. Price stated we just had a meeting and nothing was brought up about the ordinances being proposed. Mayor stated the previous meeting was on the charter and not on the code of ordinances.

7. Proposed Foreclosure and Vacant Real Property Registry Ordinance. Milliron stated there are many properties since 2008 that have been sitting vacant and many deteriorating. With no ordinance in place, Code Enforcement can spend a lot of time trying to determine owners for enforcement. This will allow the city to know who to contact and who is responsible for properties. Will add to list of work session items.
8. Proposed Nuisance Abatement Ordinance. Milliron stated this is a proposed ordinance introduced from the previous City Manager some time back, similar to the nuisance abatement ordinance, but speaks to trees and their condition. Mayor thinks this was discussed at a work session last year. City Attorney feels there is no down-side. He noted this is a model ordinance similar to LaGrange and gives the City the ability to act if there is a tree that could potentially fall onto the sidewalk or into a City street and put the general public in danger. This ordinance would require a property owner to come to court and be mandated to cut the tree down themselves but would allow the City to cut it should the owner not act. There is no down-side to adopting. No objection was made to this being a first reading. Todd read the proposed ordinance caption as a first reading.
9. Proposed Sewer Use Ordinance. Milliron stated this ordinance has been drafted due to the current ordinance lacking teeth when effluents are put into the City's sewer system. He spoke of the contracted partners in the waste water system and their unwillingness to comply. This is a re-write of the current ordinance and notes an implementation plan that deals with infractions. Todd stated this is a product of our engineers and deals with state mandated requirements and will be the most comprehensive and cutting-edge for this type of ordinance. Jackson stated he would like this to be the first reading. Todd read as a first reading for the proposed amended ordinance.
10. Discussion – Sanitation Ordinance. Milliron stated in reviewing the current sanitation ordinance; staff needs direction in order to rewrite. Only a specific number of people in the City pay for sanitation. The amount of bulk items taken to the dump is a huge cost. From a management standpoint there is a number of solutions; leave as is, sanitation fees attached, pay as you throw model, specialty pick-up for a fee, or get out of bulk pick-up service altogether. It is a huge issue as a whole and needs some direction. Also wants to convey the budget meetings for millage rate need to be set. When looking at budget, sanitation is losing six figures, electric and gas are making money, water is losing money, and waste water is holding its own. Money has to be made up through the enterprise fund. Sanitation is an item that needs direction. Wants council to take a couple of things into consideration. For ten years the City has maintained the same millage rate. Looking at future growth, there is housing coming to the City. We need to address the millage rate. If it stays the way it is, there is no utility relief. As we move forward, we should consider an increase in the millage rate and dollar for dollar reduce the electric rate to off-set it. As the city grows the city will begin to be made whole. The City is heavily relying on the utility rates and will need to adjust even more in the future.

Needs direction on how we move forward. Will bring some modeling numbers forward. Mayor stated there is no information been given to the council. He would like to see some information be provided and prepare a specific proposal for sanitation.

#### CITY MANAGER'S REPORT

- a. City currently has 5 open positions. He gave an overview of the positions. 87.5% staffed and actively recruiting.
- b. Code Enforcement, with assistance from EPD and the Board of Health, condemned a single-family home at 102 Corinth Road today. Pastor assisted in relocated the rental tenants and the City will move forward with condemnation.
- c. Pre-construction meeting for waste water treatment plant construction has been held. Expect to receive a notice to proceed in September this year. There is an estimated completion date of January 2020.
- d. Crawford Grading / Church Street; work has been done and repairs seem to be working
- e. SPLOST project for Lake Jimmy Jackson and the amphitheater is out to bid. Bid opening will be held on September 6, 2018.

#### COUNCIL MEMBER'S REPORTS

##### *Council Member Jackson*

- a. Stated on Church Street the paving itself is cracking; will it be repaired? Milliron stated as far as he knows there is no plan to address paving. He noted there was some value engineering done that forced the change. Mayor asked that the contract be looked at and report back to the Council.

##### *Council Member Price*

- a. would like to get with benefactor and see if they would be willing to give the city a piece of equipment to dig ditches. Mayor stated any money contributed is tax deductible but he would hate to look a gift horse in the mouth but will ask.

##### *Council Member Higgins*

- a. commended the City Manager with all the things getting done. He expressed he is doing a good job.

##### *Council Member Bailey*

- a. asked when the amphitheater project will be complete. Milliron stated we should be able to have a ground breaking in December.

##### *Council Member Strickland*

- a. had a couple of comments about the mailer that was sent out that included budget billing and customer updates but thinks it would be a good idea to get something out to Citizens about the actual increases in utilities by insert. She stated there is information available in the lobby and on-line and feels we should send the same information out by insert.

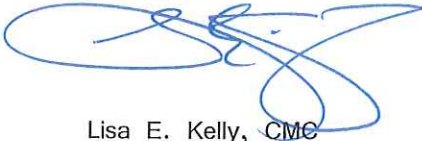
#### MAYOR'S REPORT

- a. noted Dr. Tony Lowe will be making a presentation to the Racial Trust-Building group at the event center across from Thrash Funeral Home. He will be speaking on Isaiah Loftin, Postmaster.

- b. explained the work session should be scheduled through e-mail.

There being no further business to come before the Mayor & Council of the City of Hogansville at this time, on a motion made by Council Member Strickland and dually seconded by Council Member Bailey, the meeting was adjourned at 8:30pm.

Respectfully,



Lisa E. Kelly, CMC  
City Clerk  
City of Hogansville

*August 6, 2018*