



REGULAR MEETING

The Regular Meeting of the Hogansville City Council was held on Monday, May 7, 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. Council Member Bailey gave the invocation and Mayor Stankiewicz led the pledge.

Mayor Stankiewicz introduced new residents, Mr. & Mrs. Dallas and their daughter Pearl.

Mayor asked for a motion to approve the agenda; Council Member Strickland asked if there are plans to have an executive session to which Milliron stated Chief Harr has not finished his command review due to a family situation but plans to have discussion by the next regular meeting. Council Member Jackson stated he would like to have it addressed sooner if possible. Milliron requested executive session be added under the real estate exemption to this meeting. Motion by Council Member Bailey to approve the agenda as amended, seconded by Council Member Higgins. The agenda was approved by unanimous vote.

PRESENTATION

1. John Giles of Electric Cities of Georgia – Transmission Line Proposal. Mr. Giles made a power point presentation (presentation will part of the permanent record for this meeting) to the Mayor & Council and Citizens. He began by giving a brief overview of the purpose of ECG. ECG is a current supplier and partner as part of MEAG to Hogansville with economic development efforts at the state level, offers training and support with the electric utility and all other utilities. In consideration of the Diverse contract expiring in June 2018, the City will need day to day operations and maintenance on the electric system. Hogansville is the last of the 52 MEAG cities that are still on 4kv lines; 40% of the existing system need to be upgraded to 12kv. New customer construction is needed and right of way trimming is also needed. ECG is making a proposal to the City for operations and maintenance on the system to include four linemen, two apprentice linemen, perform the 4kv to 12kv conversion, new construction, and handle outages. Have the opportunity to offset the cost with work in Lagrange and other areas. Working to procure smart meters to obtain drive-by readings. Have a work plan annually to meet everyone's goals. He discussed an overall plan for the 4kv-12kv conversion over a four

year period. Contract period is four years beginning July 1, 2018 and consists of a 10% increase to overall electric utility costs understanding rates and transfers to the general fund are a huge issue right now. Strickland asked about the areas that are not converted. Giles stated the north central side of town is under the old system but ECG would create a phased plan to complete the process in the four year contract period. Jackson asked if there are plans to convert the west side of town. Giles responded the southwestern part of town is already converted along with the east side of town. In effect ECG personnel would be the City's employees. Strickland asked Giles to speak on the after-hours call outs and how current employee John Wagner would be involved. Giles explained the ECG team would respond along with responders from mutual aid agreements already in place with nearby cities. Strickland confirmed the four-man team would be responding to after hours calls. Giles explained it could be the four-man dedicated team or it could be responders from one of the other nearby cities as part of mutual aid. Jackson stated he would like to see someone begin training with John to transfer the knowledge he has of the system. Milliron stated he has reserved two full time positions in public works understanding there is the possibility of the need to hire someone in this department. He also spoke on the importance of the conversion from old lines to new lines and how much more efficient the entire system will be. Milliron stated there are also proposals made by LaGrange for the same type service for the Council to consider. He also made it clear that this proposal from ECG could come with a true-up measure if costs cannot be offset by work in other areas. He also asked, based on some of the language in A1 of the documents, is that MEAG owns the title to the City's electric distribution system. Giles stated from his understanding with MEAG, due to the indebtedness of the City, yes, MEAG owns title to the system. Jeff Todd stated he is not sure but understands that is how the sale-leaseback works. Giles also briefly discussed excess energy. He thanked the Council and urged questions.

CITIZEN APPEARANCE

1. Pamela Walker to discuss current zoning of property. Ms. Walker addressed the Mayor & Council. Her Mother resided at 405 Elm and the house was lost in an electric fire. She is requesting residential zoning for her family property on East Main Street, once zoned residential and now commercial, in order to place a mobile home for her Mother to reside. She asked how the City zoned the property as commercial without the knowledge of the property owner. Mayor stated the entire City was rezoned in 2003 and was handled through Chatt-Flint Regional Commission. Research shows that hearings were held and notices sent and the entire city was rezoned. Ms. Walker maintained that her family was never notified and wants to know what they should do in order to rezone. Jackson stated he doesn't see why it couldn't be rezoned. Walker stated the family is still paying taxes on the property and her 78 year-old Mother is homeless at this point and needs to be able to live on the property. Bailey confirmed she plans to place a mobile home on the property. Mayor stated the first issue to get rezoning accomplished. Walker asked about property taxes and why they are paid in LaGrange. Mayor explained the county handles the property tax service for the City and gave a breakdown of the tax dollars. Milliron stated any property owner can file a rezoning request

through an application. The application is considered by the Planning & Zoning Board and a recommendation made to Council. Both boards will take into consideration the City's comprehensive plan and future land uses in making a determination. The process can take up to 45 days to complete. He further noted the application process can be handled through the permitting office.

2. Valerie Jackson to discuss grass maintenance. Mrs. Jackson of 201 Brooks Road spoke on the condition of grass growth on the west side of town. She indicated crews have been cutting on the east side of town but nowhere else. She stated she also rode into the village this morning and no grass has been cut in that area either. "Why is the City just cutting on Taliaferro, Maple and East Boyd?" She indicated she saw crews on Main Street this morning. Grass is up to the waist in other areas. Mayor stated he and the City Manager rode this morning and the grass is waist high. The problem is 16 inmates are now gone that were regular crews and worked every day. They were long term prisoners and trained to do this job. The County closed the correctional institute with two day's notice. The City was told they would be replaced with six, short term inmates with constant turn-over; we actually get maybe two. Have been in communication with the County Manager and Commissioners to express how this has adversely affected our City. Strickland stated if there is a particular area getting cut but not others, there seems to be a disconnect. If a 2-3 man crew is cutting they should cut the whole City before going back to the same location again. Mrs. Jackson stated the sidearm was cutting Ware and Brooks for about 1/2 of the day today. There are four main streets that really should be addressed. Milliron stated he has provided to council the day to day operation with respect to the street department. There is no overtime available for the street dept. Inmate crews are diminished from what was promised by the County. Equipment operators work for three depts. If there is an emergency all resources are pulled to one location from all other departments. It takes approximately 3-4 weeks to cut the entire city. Last weeks' chart show grass cutting in the village, then to the cemetery on Thursday, Friday crews were back on village area cutting. New maintenance chart will provided and cutting will begin on the west side of town. He listed the various city streets cut. Staff has looked at overtime and there is none left except in sanitation. Sheriff's Dept has agreed to send additional crews but will not be consistent. Have now pulled inmates assigned to other departments and put them on grass; all community service workers are being moved to trash pick-up or grass cutting. He stated he knew this was going to be an issue with the current budget and told council it would be an issue. Four seasonal employee positions have been created from the two full time unfilled slots. Three applications have been received from the ads and we are in the process of hiring two of those. He urged residents to please cut to the front of their properties; that will help. To replace the labor we lost from the correctional institute, we would need \$500k and just simply do not have the resources. There is definitely an issue. Mrs. Jackson stated she is concerned that when school is out kids will get in trouble for walking in the road. Council Member Jackson asked if there was any luck today with acquiring a bushhog? Milliron stated not today with a sickness on the crew.

OLD BUSINESS

1. 1st Reading -- Telecommunications Ordinance. Todd read the caption of the first reading of the proposed telecommunications ordinance. The second reading and consideration will be held at the next regular meeting.
2. Carter Watkins Associates Architects, Inc. -- Next steps for Royal Theatre Building. Milliron stated the Council issued a prior contract to Carter Watkins and they now need direction: How do we move forward? Architects need a clear direction but does not obligate the City for any immediate decisions. This action does not commit one dime to be spent in any direction but Carter Watkins needs direction to meet their deadline for the Fox Theater. Funds from Fox will go away and the City will have to come up with the dollars. Either City Hall (no funding) or theater, in which there are adequate funds are available through SPLOST and grants. Jackson asked if there is any closure from the executive session. Milliron stated there are parts completed and will be potentially brought before the public at the next meeting. Staff recommends moving forward with this building as a theatre and community center. This will give staff the opportunity to seek and apply for grant funds. No grants would be applied for without Council consent. Cannot find a funding source for renovation for City Hall. Motion by Jackson to go with staff recommendation in directing Carter Watkins Associates Architects, Inc to finalize plans for a theater and community center, seconded by Bailey. Carried 5-0. Milliron wants clear instruction with finalizing plans as a community center / theater and asked if staff should begin exploring funding options with grants? Jackson stated there are no other ways to get funding without moving forward with applying. No objection was made.
3. Discussion and direction for utility rates. Milliron stated Council has seen cost of study presented with respect to utilities by ECG. In order to model numbers for the budget he needs direction. General fund millage rate does not make ends meet requiring transferring money from the enterprise fund to show positive numbers. The message in cost of services study shows deficiencies. Water pressure issues are a perfect example. This Council cannot leave things as they are. Some items to think about are raising the millage rate; the City has no money to improve storm drains but could have a storm water fee for culverts and ditches; propose a revision to tap fees structure; the City currently is paying for fire services and does not tax for fire services. This could be addressed through service delivery strategy; address all intergovernmental agreements as they come due. All of the City's intergovernmental agreements are losing money and are long-term agreements. He suggested not touching water rates right now. We need to address water pressure issues to the tune of \$500k + just to begin improvements; apply for CDBGs every chance we can. We must address infrastructure aggressively now and have the opportunity to begin the next cycle for CDBG application this year. We must address waste water rates with loan funding with USDA and are under consent. There are constant emergencies at the existing waste water treatment plant. If we do not begin building a reserve we will constantly have to hit utility payers repeatedly. We will eventually be able to shut down the old waste water treatment plant and sprayfield but will still have obligations to maintenance at the sprayfield. Sanitation is losing money because of bulk pick-up. It takes approximately twenty-three minutes on one house just to pick up the item. Hotel

/ Motel money should be targeted toward master plan items but instead is funding the sanitation department. Council should consider an overhaul and revise the sanitation ordinance with pick-up based on assigned utilities, should look at apartments and how those are charged. He noted he is not suggesting we increase gas rates but that is our money maker. With electric we must increase security light costs, we are losing money; should be \$15-17. Jackson stated we are allowing waste water at Meriwether county to lose money and should renegotiate. He also asked what the Police Department is costing the City and could it be outsourced. Milliron stated other areas cost approximately \$1.2M per year and it takes around \$1M per year to operate the Hogansville Police Department. He noted bad decisions and mismanagement throughout history have caused this and will take time to recover but everyone must commit over the next five years. Jackson stated we have thrown a lot into SPLOST to help repair infrastructure. Milliron stated he would have done it a little differently but everyone has to be willing to commit to a plan. Staff is getting close to finalizing a plan with Meriwether County regarding waste water. Crews have been doing systematic testing and numbers are through the roof. Once plans are put into place to get compliance, Meriwether will contend we are hurting industry in the industrial park. Jackson stated, regarding Parks & Recreation, the City is paying for services but not getting what's agreed to in the service delivery agreement (SDS). Milliron stated he has met with another City and both have concerns with current SDS. Jackson asked about tap fees and how we compare to other areas. Milliron stated he has gotten area surrounding tap fees and will bring to the next meeting. A storm water utility can be put together pretty easily if favorable with the same rate as the county with respect to millage rate but would come with a whole lot more services. May 21st is the goal to present the budget to Mayor & Council and would like some direction. Mayor suggested a work session. Strickland asked if it is time for a town hall meeting? Work Session scheduled for May 14th at 5pm.

NEW BUSINESS

1. Villages at Huntcliff – Revised Final Plat. Miller presented the Planning & Zoning Board's recommendation on the item of a revised final plat for Villages at Huntcliff subdivision. On April 19, the board voted unanimously to approve the revised final plan. She noted 23 lots were already built and the revision would allow 52 more homes with front garages. Original plans allowed for alleys with rear garage access. The board did propose temporary culdesacs be constructed that can be eliminated once construction is complete. Silverstone Communities will be the builder and plan to construct homes ranging from 1800 – 2400 sf. priced from \$185k – \$215k and would like to build four at a time. The plans presented show full brick but brick fronts will be an upgrade. Improvements have been made out there and punch lists completed. There are many more lots for future phases. Planning & Zoning Board feel this is a good fit. Bailey recused himself as a resident in the subdivision but did state behind the alley is cracking in his area. LeighAnn Green of Development Site Service stated at some point those expenses will be an HOA expense. The City does not own the alleys. There has been lot of maintenance to improve quality of the common area and future improvements will be made.

Bailey stated in ten years this is the best the subdivision has ever looked. Motion by Jackson to approve the revised final plat, seconded by Strickland. Carried 4-0 with Bailey recusing.

COUNCIL MEMBER'S REPORTS

Council Member Jackson

- a. is pleased with how many people gave presentations and looking forward to the city moving forward.
- b. noted Council is being tasked with tough decisions but will get through it and make the best decision for the City.

Council Member Price

- a. thanked all the city workers getting drains cleaned out on Elm St. Would like pictures posted with improvements.

Council Member Higgins

- a. thanked Milliron for all his hard work and creativity.

Council Member Bailey

- a. stated he is pleased we are moving along and there are tough decisions to be made.
- b. met with the theater manager in Manchester who thinks the City has a great opportunity and great things will be coming.
- c. announced Great Wolfe Lodge will be opening May 24.
- d. asked where things stand with Lake Jimmy Jackson. Milliron replied we are working on revised plans to get out to bid.
- e. Thanked the county for the concrete under the pavilions
- f. stated the Mayor has taken some heat from the County but is fighting hard for this City.

Council Member Strickland

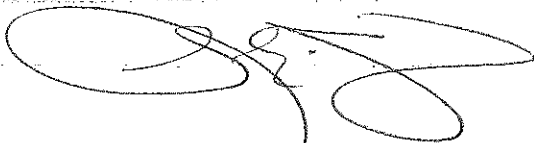
- a. asked about the not to exceed \$15k with Davenport. Milliron stated the minutes reflect the not to exceed amount is \$15k.
- b. asked for an update on the Parks and Recreation department funds.

EXECUTIVE SESSION

Motion by Jackson to enter into Executive Session at 8:49pm for the purposes of discussing real estate, seconded by Bailey. Carried 5-0

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 9:15pm.

Respectfully,



Lisa E. Kelly, CMC
City Clerk
City of Hogansville

May 07, 2018