



City of Hogansville
City Council
Work Session Meeting Agenda
Monday, May 3, 2021 – 7:00 pm

Meeting will be held at Hogansville City Hall

Mayor: <i>William C. Stankiewicz</i>	2021	City Manager: <i>Jonathan H. Lynn</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>Alex Dixon</i>
Council Post 3: <i>Mandy Neese*</i>	2023	Interim Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2023	
Council Post 5: <i>Toni Striblin</i>	2023	* Mayor Pro-Tem

Work Session – 7:00 pm

Call to Order - Mayor Stankiewicz
Invocation & Pledge

Consent Agenda

1. Approval of Agenda: Regular Meeting May 3, 2021
2. Approval of Minutes: Regular Meeting March 15, 2021
3. Approval of Minutes: Regular Meeting April 19, 2021

Presentation

1. Lillian Drake – 10 Year Service Award
2. Faith Baker – Young Georgia Authors Writing Competition

Old Business

1. 2nd Reading and Adoption – Ordinance – Outdoor Storage

Work Session Order of Business

1. Update – Bond/Debt Restructuring Process
2. Update – Current Park Priorities and Additional Park Opportunities
3. Update – 2nd Polling Location

Executive Session

1. Personnel Exemption
2. Litigation Exemption

City Manager’s Report

Council Member Reports

1. Council Member Jackson
2. Council Member Price
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor’s Report

Adjourn

Upcoming Dates & Events

- May 8, 2021 | 9:00 am – 2:00 pm – Community Cleanup Event
- May 17, 2021 | 7:00 pm – Regular Meeting of the Mayor and Council at Hogansville City Hall.



Work Session and Regular Meeting
March 15, 2021

Meeting held at Hogansville City Hall, 400 East Main Street, Hogansville GA 30230

WORK SESSION – 5:30 pm

Call to Order: Mayor Bill Stankiewicz called the Work Session to order at 5:30 pm. Present were Council Members Marichal Price, Mandy Neese, Mark Ayers, and Toni Striblin. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly, and City Attorney Alex Dixon. Council Member Reginald Jackson was not present for tonight’s Work Session meeting.

ORDER OF BUSINESS

1. Presentation by Financial Advisors

City financial advisors Courtney Rogers & Doug Gebhardt of Davenport & Company made a presentation to the Mayor & Council with a plan for restructuring the City’s debt. Discussion was held as to scheduling and how the City best move forward.

2. Special Entertainment District

Discussion was held for the purposes of creating a special entertainment district that would allow for the sidewalk carrying of alcoholic beverages during permitted events. Council was asked to consider the area in which the district would be laid out. More information will be provided at a later meeting.

3. Work Session Planning

Council Members agreed, effective the first meeting of May 2021, the first meeting of the month will be a work session and the second meeting of the month will be the legislative meeting.

REGULAR MEETING – 7:00 pm

Call to Order: Mayor Bill Stankiewicz called the regular meeting to order at 7:00 pm. Present were Council Members Marichal Price, Mandy Neese, Mark Ayers and Toni Striblin. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly, City Attorney Alex Dixon, and Community Development Director Lynne Miller. Council Member Reginald Jackson was not present for tonight’s meeting.

Council Member Mark Ayers gave an Invocation and Mayor Stankiewicz led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Neese moved to approve the Consent Agenda. The motion was seconded by Council Member Price.

Roll Call Vote: Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea).

Motion Passed 4-0

PRESENTATIONS

Michelle Morris with Groundswell gave a presentation on the SOUL (Save On Utilities Long Term) Program. The SOUL program enables homeowners and rental tenants to have improvements made to the home to help with energy efficiency and improved utility costs.

OLD BUSINESS

1. 2nd Reading & Adoption – Ordinance – Sidewalks

Motion: City Attorney Alex Dixon read the second reading of the proposed ordinance. Motion was made by Council Member Striblin to adopt the ordinance regarding sidewalk locations and designs. The motion was seconded by Council Member Price.

Discussion: None

Roll Call Vote: Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passed 4-0

NEW BUSINESS

1. Hogansville SOUL Program MOU

Motion: Motion was made by Council Member Striblin to allow Groundswell to develop a plan to establish the SOUL (Save On Utilities Long term) program for Hogansville. The motion was seconded by Council Member Price.

Discussion: None

Roll Call Vote: Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passed 4-0

2. 2021 – 2041 Comprehensive Plan Final Adoption

Motion: Motion was made by Council Member Neese to adopt the Final 2021-2041 Comprehensive Plan. The motion was seconded by Council Member Price.

Discussion: None

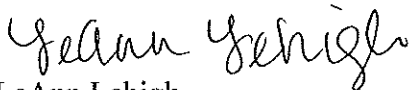
Roll Call Vote: Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passed 4-0

ADJOURNMENT

On a motion made by Council Member Neese and dually seconded, Mayor Bill Stankiewicz adjourned the meeting at 7:48 PM.

Respectfully,



LeAnn Lehigh
Administrative Assistant
City of Hogansville



Regular Meeting

April 19, 2021

Meeting held at Hogansville City Hall, 400 East Main Street, Hogansville GA 30230

Call to Order: Mayor Bill Stankiewicz called the regular meeting to order at 7:00 pm. Present were Council Members Reginald Jackson, Marichal Price, and Mandy Neese. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly, and City Attorney Alex Dixon. Council Members Mark Ayers and Toni Striblin were absent from tonight's meeting.

Council Member Reginald Jackson gave an Invocation and Mayor Stankiewicz led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Jackson moved to approve the Consent Agenda. The motion was seconded by Council Member Neese.

Roll Call Vote: Jackson(Yea), Price (Yea), Neese (Yea)

Motion Passed 3-0

OLD BUSINESS

1. 2nd Reading and Adoption – Ordinance – Trees

Motion: Motion was made by Council Member Neese to adopt the Ordinance for the preservation and replacement of trees during land development. The motion was seconded by Council Member Price.

Discussion: None

Roll Call Vote: Jackson(Yea), Price (Yea), Neese (Yea)

Motion Passed 3-0

2. Askew Park Fence (tabled 4/05/2021)

Motion: Motion was made by Council Member Jackson to table the Askew Park Fence item until a later date. The motion was seconded by Council Member Price.

Discussion: Council asked that the item be tabled to get fencing prices other than steel.

Roll Call Vote: Jackson(Yea), Price (Yea), Neese (Yea)

Motion Passed 3-0

NEW BUSINESS

1. 1st Reading – Ordinance – Outdoor Storage

City Attorney Alex Dixon read the first reading of the proposed Outdoor Storage Ordinance. No action was taken at tonight's meeting.

2. Declaration of Surplus Vehicles and Equipment

Motion: Motion was made by Council Member Neese to surplus the list of vehicles and equipment for the May 15 auction. The motion was seconded by Council Member Price.

Discussion: None

Roll Call Vote: Jackson(Yea), Price(Yea), Neese(Yea)

Motion Passed 3-0

3. Approve Bid for Lake Jimmy Jackson Improvements

Motion: Motion was made by Council Member Neese to award the bid to Piedmont Paving, Inc in the amount of \$397,380.15 for improvements to Lake Jimmy Jackson to include (1) Beach Restoration and Retaining Wall (2) Slope Remediation, Header Curb and ADA Ramp, (3) Security Monitoring System at Existing Restroom (4) Gangway Extension at existing Boat Dock (5) Buoy Replacement at Swim Area and Dam Restricted Area (6) Required Clearing at specified areas on Dam Embankment. The motion was seconded by Council Member Price.

Discussion: None

Roll Call Vote: Jackson(Yea), Price(Yea), Neese(Yea)

Motion Passes 3-0

ADJOURNMENT

On a motion made by Council Member Jackson and dually seconded, Mayor Bill Stankiewicz adjourned the meeting at 7:43 PM.

Respectfully,



LeAnn Lehigh
Administrative Assistant
City of Hogansville

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING ORDINANCE OF THE CITY IN ORDER TO RESTRICT OUTDOOR STORAGE OF MOTOR VEHICLES, MECHANICAL DEVICES, EQUIPMENT AND/OR PARTS; 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 shall be amended by adding Chapter 102, Article VI, to the City Code, to be incorporated into the Code of the City to read as follows:

“CHAPTER 102 – ZONING.

Article VI. Outdoor Storage.

In order to prevent the creation of public nuisances and ensure the safety, health and welfare of the citizens of the City of Hogansville, Georgia, the Mayor and City Council of the City of Hogansville hereby finds that all businesses located within the City shall comply with restrictions concerning outdoor storage on property within the City, specifically including to protect and preserve the aesthetic charm of the City of Hogansville, as well as the health and welfare of citizens and visitors to the City of Hogansville.

Section 102-541. – Automobile service and repair facilities and service stations.

1. Automobile repair facilities, service stations and similar businesses engaged in the maintenance and repair of motor vehicles, including car wash or detailing businesses, shall adequately screen areas designed for the outdoor storage of vehicles in need of maintenance or repair, in a state of maintenance or repair, and/or awaiting pickup after maintenance or repair. Any such outside storage area shall be located in the rear of the property behind the primary structure on the property. No junk or abandoned vehicles or parts of vehicles will be stored on site for any such repair or service facility beyond thirty (30) days.

2. Any outdoor work/storage area where any vehicles are stored shall be in the rear yard only surrounded by a solid visual barrier fence or wall at least eight feet (8’) in height. The visual barrier shall be painted or constructed of one color and material providing a consistent appearance. The fence or wall shall provide screening of the outdoor work/storage area from view of the public street and

all surrounding properties. The fence or wall shall be maintained perpetually and immediately repaired as needed. There shall be sufficient distance between stored vehicles and fence or wall to allow for proper maintenance of the fence or wall.

3. No vehicle or part of a vehicle may be parked upon or stored upon any portion of the right of way of any road adjacent to the property. Additionally, no vehicle or part of a vehicle may be parked upon or stored upon any sidewalk or parking lot on the property so as to impede the flow of pedestrian or vehicular traffic on, into or out of the property.

4. Services shall not allow objectionable smoke, noise, odors or other adverse impacts on adjoining properties. No burning of any waste materials is permitted unless it is part of an approved contained heat system specifically for reuse of waste materials.

5. Any draining of fluids or removal of batteries from wrecked, salvage or towed vehicles must be completed in an enclosed structure on a concrete pad or floor or other impervious surface approved by the zoning administrator, senior building official or city engineer. Any drained fluids shall be disposed of in a manner consistent with Georgia Rules of Hazardous Waste Management and applicable State and Federal Regulations.

Section 102-542. – Junkyard, Junk Business, Salvage Operation and/or Towing or Wrecker Service Business.

1. All junkyards, junk businesses, salvage operation, salvage yards and towing or wrecker services located within the City shall be no less than ten (10) acres in area and shall be screened and buffered from view by a solid visual barrier fence or wall at least eight feet (8') in height. The visual barrier shall be painted or constructed of one color and material providing a consistent appearance. The fence or wall shall provide screening of the outdoor work/storage area from view of the public street and all surrounding properties. The fence or wall shall be maintained perpetually and immediately repaired as needed. There shall be sufficient distance between stored vehicles and fence or wall to allow for proper maintenance of the fence or wall.

2. Vehicles shall not be stacked on top of each other. Only one (1) vehicle height shall be permitted within the vehicle storage areas.

3. Services shall not allow objectionable smoke, noise, odors or other adverse impacts on adjoining properties. No burning of any waste materials is permitted unless it is part of an approved contained heat system specifically for reuse of waste materials.

4. Any draining of fluids or removal of batteries from wrecked, salvage or towed vehicles must be completed in an enclosed structure on a concrete pad or floor or other impervious surface approved by the zoning administrator, senior building official or city engineer. Any drained fluids shall be

disposed of in a manner consistent with Georgia Rules of Hazardous Waste Management and applicable State and Federal Regulations.

5. Towing and/or wrecker services are subject to Basic Commercial and Industrial Design Standards.

6. The site plan submitted with application for a building permit, land disturbance or special use showing the location of structures, storage area, fencing and/or wall materials and parking plan for employees, customers and compliance with American with Disabilities Act.

7. The construction or operation of the towing or wrecker or service station shall not add to the contamination of the soil, create additional drainage runoff or alter topography in such a way that creates hazards to the site, adjoining properties or the City.

8. The ground surface in the outdoor work/storage area shall be covered with gravel, asphalt or concrete or other material as approved by the Zoning Administrator.

9. Vehicles may not be stored at an outdoor work/storage area for longer than 12 months. A code enforcement officer, Zoning Administrator or senior building official may inspect records at any time the business is open for compliance with this requirement.

Section 102-543. – General outdoor storage on any property.

No property owner for any zoning classification within the City shall allow or cause to occur any motor vehicle, mechanical device, equipment or other similar item, or any parts of any such items, which is or are visible from the street or an adjoining property to remain outdoors on such property in a state of disrepair for more than thirty (30) days. Such item(s) must be moved indoors, removed from the property, or restored to a properly functioning condition.

Sections 102.544 thru 102-554, Reserved.

Section 102-555. – Enforcement.

1. The City shall be authorized to provide written notice to the property owner and/or occupant of the property of any violation of any Section of this Article VI of Chapter 102 of the City Code concerning outdoor storage on property within the City. If such violation is not corrected to bring the property within compliance with this Article after such thirty (30) day written notice, the City shall be authorized to tow, remove and/or otherwise take custody of any and all such motor vehicles, mechanical devices, equipment, parts, and/or other personal property constituting a violation of this Article.

2. It shall further be unlawful for any property owner and/or occupant of the property to violate the provisions of this Article VI of Chapter 102. Each such violation shall constitute a separate offense, specifically including an offense for each motor vehicle, mechanical device, piece of equipment and/or part found to be in violation of this Article. Each and every such violation shall constitute

grounds the revocation or suspension of a business license, and a civil penalty of up to five hundred dollars (\$500.00) may be levied for each violation in accordance with applicable provisions of the City Code of Hogansville.

Sections 102.556 thru 102-560, Reserved.”

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

Tentative Schedule



Date	Action
March 15	<u>City Council Meeting:</u> <ul style="list-style-type: none">■ Davenport presents Plan of Finance for 2021 Bonds■ Intent Resolution
April 5	<u>City Council Meeting:</u> <ul style="list-style-type: none">■ Intent Resolution■ Financial Policies
April 19	<u>City Council Meeting:</u> <ul style="list-style-type: none">■ Council adopts Authorizing Resolution and forms of Financing Documents■ Council considers Adopting Financial Policy Guidelines
End of April	Zoom Meetings with Rating Analysts
Late April / Early May	Receive Credit Ratings
Balance of May	Bond Sale
Late May / Early June	Closing