



WORK SESSION

A Work Session of the Hogansville City Council was held on Monday February 19, 2018. The meeting was called to order by Mayor Stankiewicz at 5:30p.m.

Present were Mayor Bill Stankiewicz, Council Member Reginald Jackson, Council Member Marichal Price, Council Member Fred Higgins, and Council Member Theresa Strickland. Council Member George Bailey was not available for tonight's meeting. Also present were City Manager David Milliron, City Attorney Jeff Todd, City Clerk Lisa Kelly, and Chief of Police Brian Harr.

BUSINESS

1. Mayor Stankiewicz opened discussing the process followed by the City of LaGrange for dilapidated housing inspections. He noted the tagging system and how deficiencies are noted.
2. Financials Overview. Annette Anderson addressed the Mayor & Council giving an overview of the City's December 2017 financials summarizing the financial position of the City. Page two is an overview of the general fund revenues and expenses. Revenue is on target and expenses are less than budget. She noted each of the utility fund departments and their revenues and expenses. +600,000 in income for combined funds. Page 6 – cash position 1.19 in reserve; \$177,260 available for use. Milliron referenced page 2 in tracking the funds were positives and negatives and noted the utility fund is supporting the general fund. During the budget process he will come with proposals enabling the general fund to stand on its own. In addition, he will address other departments in the utility fund that routinely operate in the negative. Will be looking to the Council for guidance before beginning the budget process. Mayor asked if the cold weather has improved our position with revenue. Anderson stated yes, we will see those increases in revenue in January.
3. Defined Benefit Retirement Plan Amendment. Todd – pursuant to the city manager contract, GMEBS has been directed to and forwarded to us a modified plan whereby the city manager will vest in the retirement system immediately. He has spoken with GMEBS attorney and the minimum changes have been made to meet the criteria. Strickland asked if there was a way to change only this city manager and not the position as a whole. Todd noted they have to do things job specific and not person specific. Mayor clarified it could be changed between city managers but certainly wouldn't want to do it after another city manager is hired. Strickland clarified nothing else has changed. Milliron clarified there is a regular employee benefit and

longevity vesting period. He noted his time is portable and he is already involved in the GMEBS retirement plan. This was negotiated as part of his hire. Strickland clarified there is no additional financial obligation to the City to which the Mayor responded, only pennies.

4. Blight Ordinance Discussion. Milliron began discussion as to what is really motivating owners to hold their property to a certain standard. With an amended ordinance, owners classified as blight will pay a surcharge on the property taxes to cover administrative, legal, lien fees, and ultimately tear down costs. Expenses are borne onto the owner and not the City. Filing system is clarified in the sample ordinance. Will not generate a huge amount of money but will give a mechanism to get blight owner's attention. Todd stated it will run through staff, have inspected, and if qualifies, notify owner and give the owner the ability to appeal and allow judge to decide. If judge approves, it allows a tax of seven times the property tax. The City should be able to have discretion as to the amount. Owner will have the ability through improvements to have it removed from the tax. If it is removed from the blight list, there would be an incentive in rewarding with $\frac{1}{2}$ of regular taxes payable. Strickland discussed a couple of items; how the owner is notified? Todd explained the existing nuisance ordinance has a system by which property ownership is established to include a title search. Strickland also stated her concerns over the language in the model ordinance regarding abandoned motor vehicles. Milliron stated this ordinance is the ordinance put forth by Community Development and an example from Lyons County and not all content would be applicable to the City. He stated the Lyons County example is the one in the packet but he also sent one out by e-mail with the GMA model ordinance. If there is interest, we can ask the city attorney to begin drafting an ordinance. Strickland asked if this is similar to the existing process. Todd said both are geared to give incentive to fixing the problem. Current ordinance needs the support of the court order that improvements are needed and the model ordinance is a different approach. The idea behind a new ordinance is to create a mechanism that will allow us to generate the revenue to work toward a whole community fix, where now we are having to piecemeal and choose where to spend out dollars. Cost prohibitive to address as it is now. Some of the properties are in such bad condition there is no real benefit with the diminished property values even with 7 times the taxes imposed. Price asked about section 26-12 whereby the City can access the property. Todd stated we would still need a court order to go into a property. Will need to establish an administrative process to clarify that would include code enforcement. Section 26-14 was discussed as a boilerplate and common in ordinances and contracts. Strickland asked if the GMA version still discusses the cars, etc. Mayor suggested we get a printed copy to the Council and take back up at a later date. Milliron stated on 2/14/18 he sent out both versions. Mayor asked that in cases of model ordinances printed versions may be a better solution. The soonest we could implement is January 2019 but would like to get it included by July as a budget item. P&Z has been provided with both ordinances and would put it in front of them prior to approval by Council.
5. Proposed Police Ordinances. Chief Harr presented some concerns with the current Police ordinances and would like to try corrective measures prior to enforcement through amended

ordinances. The proposed ordinance mimics LaGrange's ordinance. Two infractions that cause an impact to the City and its citizens; marijuana, less than an ounce, and shoplifting. Recommends tickets be issued with marijuana less than an ounce through city ordinance. This can be heard in municipal court and not forced into state court. Will help keep officers here in town and reduce expenses. Will not be a finger printable offense. Shoplifting ordinance will be much the same. Todd stated he can easily prepare these in draft form for consideration. Strickland asked if this was discussed last year? Chief stated he just wasn't quite ready at the time. He wanted to have more opportunity to talk with other Chiefs and Judges, etc. Price asked what happens if the acts or infractions continue to happen? Harr stated any of these would require going before the judge and could be charged through state court if not remedied at the local level. How many times do we allow the offense to happen? If it happens twice in six months, it would likely be put up for state charges. Members agreed to allow Todd to draft the ordinances.

6. Cell Tower Moratorium extension. Milliron stated a draft ordinance will go before the Planning & Zoning board in an upcoming meeting and then be presented to Mayor & Council for review and adoption. Until such time, the existing moratorium is applicable through March 4, 2018 and needs to be extended to allow for completion of the ordinance. He would like to add this item to tonight's regular meeting agenda. Strickland asked if there are any other City owned towers. Mayor stated there is a tower on city property owned by AT&T. Todd asked how long we should extend it? Milliron suggested we extend until the ordinance is passed. Mayor suggested it be an established date. All agreed that June 1, 2018 would allow applicable time to pass an ordinance.
7. City Manager Review. Mayor has given two different forms for review and the city manager has given the members ICMA form. Council needs to pick the form and timing. Strickland stated she liked the second one that was presented in the packet; Jackson, Higgins, Bailey, and Price agreed. Members agreed to a six month review by March 25. Bailey suggested the second meeting of March. Members agreed April 2, 2018 for the review date.
8. Special Election. Members have been approached by a citizen for a liquor store. Todd stated there will be a petition of 35% of registered voters required to make a referendum. Members are concerned it would be a problem to get 35% of registered voters in a petition based on the number of voters at election time. Milliron asked if there is a provision that would allow the Council to vote and allow a referendum? Todd stated he understands the former process is still the law. He will look at it more closely and double check. Also, if we want to reallocate SPLOST dollars from one project to another; not only a city referendum is required but has to go before the whole county for a vote. Todd explained the process and how the county would have to be involved. Mayor stated the County is not in favor of it, not that they have a choice.
9. Purple Heart City. Bailey spoke on behalf of several Purple Heart recipients asking for the City to become a Purple Heart City. It would involve a resolution and proclamation presented at the Memorial Day program. There should be very little dollars to expend. The City's Memorial Day

service will be held at 11am on May 28, 2018. He asked how it works with DOT in getting a sign placed. Milliron stated we would get with DOT for permission. Only step would be getting a Mayor – Council proclamation and very minimal expense for signage. Would like to know of any recipients in town. All members agreed to move forward with the proclamations and estimate of expense.

10. Adopt a Highway. Mayor stated there was some discussion about the Adopt A Highway program in other meetings to address the situation of litter in the Cities. Strickland stated she is in favor, all others agreed. Milliron agreed to look into establishing the required provisions and cost. Litter is a huge problem and want to get people to stop littering through a new mindset.

11. Misc.

- a. Discussion was held as to clarifying the deadline for Council packet submission. All members agreed to close of business on the Wednesday before the Monday meeting.
- b. All members agreed the deadline for Citizen appearances to be placed on the agenda will remain noon on Friday.

There being no further business to come before the Mayor and Council at this time, Council Member Bailey made a motion to adjourn the meeting at 6:46p.m. Council Member Higgins seconded, all agreed and the motion was carried.

Respectfully,



Lisa E. Kelly, CMC
City Clerk
City of Hogansville

February 19, 2018