



REGULAR MEETING

The Regular Meeting of the Hogansville City Council was held on Monday, July 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, 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 Higgins gave the invocation and Mayor Stankiewicz led the pledge.

On a motion made by Jackson, and dually seconded by Higgins, the agenda was approved by a 4-0 vote.

Jackson questioned the minutes from the Called Meeting held on June 21, 2018. He referenced page 2 in the discussions of FEMA dollars stating the total dollars do not add up creating a shortage of approximately \$24k. Milliron stated he was not sure and would need to go back and look at the initial document for FEMA projects and the difference in actual dollars. He referenced the historic portion of the Elm Street Bridge and looked to Lynne Miller for the amount of that historic portion. After brief discussion in how to best handle the approval of the minutes with potential corrections, Milliron stated a note or addendum can be done, clarifying the notes after review. Motion by Jackson to approve the minutes with noted corrections, seconded by Price. Carried 4-0

Motion was made by Council Member Strickland to approve the minutes of the Called Meeting held on June 27, 2018, seconded by Council Member Jackson. Carried 4-0

Mayor recommended approving the Public Hearings and Regular Meeting for the minutes from July 2, 2018 separately. Motion by Higgins to approve the minutes of the Public Hearing regarding the zoning ordinance amendment allowing for a telecommunications ordinance, seconded by Strickland. Carried 4-0. Motion by Strickland to approve the minutes of the Public Hearing regarding rezoning of 1633 East Main Street, seconded by Jackson. Carried 4-0. Corrections to the minutes of the Regular Meeting were made and presented ahead of tonight's meeting to add titles for Mr. Earnest Ward and Ms. Pat Darden. Motion to approve the minutes as corrected made by Strickland, seconded by Price. Carried 4-0

OLD BUSINESS

1. Elm Street Bridge Repairs. Milliron stated bids came in over budget on Elm Street bridge repairs and, in order to meet the bid amount, funds would need to be supplemented with LMIG and SPLOST paving funds. In previous meetings discussions were held for an alternative of box culverts instead of the repairing the historical integrity of the bridge. There has been some conversation with FEMA; there have been savings on other FEMA projects and, although there is no commitment at this point, FEMA will consider allowing the City a little extra money on this project. Lowest bidder is at \$351k, and an alternate with no historic preservation will cost \$194,449.48. He has a little concern with the guardrails proposed in the non-historic quote; if LMIG dollars are used to fund a portion of the project we will be required to use GDOT standards, which will mean we will still need to use GDOT guardrails. SPLOST funds would be the only way around it but still likes the idea of using GDOT standards for safety. This will cost an additional \$20,300. Crawford is most responsive and lowest bidder. Strickland asked if GDOT guidelines were followed for guardrails on Oak Street. Kelly stated she does not think GDOT standards were followed for that project. Mayor explained the funding source of LMIG monies. Jackson asked if we are getting assurance from Crawford Grading that if issues arise, they will correct problems. Milliron stated they are being responsive and will make needed repairs on Church Street. Staff recommends the non-historic option in the amount of \$194,449 + \$20,300 for guardrails. Would like council approval not to exceed \$225k and using FEMA/LMIG/SPLOST to make up the difference in FEMA has agreed to pay out. Will have contracts drawn, reviewed by City Attorney, and get them signed. Suggests closing road for up to 120 days, otherwise traffic control will cost approximately \$7k. Can reduce time closed significantly if we can close it. Physical road closure will be 60 days but entire project will take 120 days. Jackson asked how this will affect Pine street paving? Milliron stated if we go with the non-historic option, money will be left from LMIG funds to use toward Pine. This will put a dent in the LMIG funds but not as much as the historic option. Strickland asked if information can be gathered for the amount of the Pine Street paving project. Pine Street may need to wait until January and use the 2019 funds; the road is in bad shape and needs substrate work prior to paving. Mayor reminded there will also be 2019 SPLOST funds available. Motion by Strickland to move forward with staff recommendation not to exceed \$225k, seconded by Jackson. Carried 4-0
2. Royal Theater Master Plan. Milliron stated all feedback has been provided to Carter Watkins and corrections made to original proposal. City staff would like to get approval on the theater master plan to attach to grant applications and are asking Council to approve the plan. Higgins made a motion to approve the Royal Theater Master Plan. Strickland confirmed decisions will still come before the council. Mayor stated the adoption of the plan does not confirm one penny be spent without Council approval. Motion seconded by Strickland. Carried 4-0

3. GEFA Interim Financing. Milliron explained with all other steps in place regarding the USDA loan/grant for the waste water treatment plant, gap funding is still needed for the interim financing for the cost overrun amount. The original interim financing has been approved by GEFA and is in place ready for disbursement. Time has elapsed, costs have escalated, and if the City holds any longer we stand the chance of being required to go through whole process again; project bids and approval from Assured Guarantee. The time it will take for either is assured the cost will be much. GEFA does not have a board meeting until mid-August. Staff would like to have approval to sign contracts. GEFA has sent an e-mail with their opinion as to the likelihood of financing of the additional funding of the cost overrun. They are comfortable, but do not have a firm yes. Risk in not moving forward is the contractor is days away from increasing their pricing of construction. Todd stated in discussions between he and the City Manager, neither felt comfortable with making the decision and wanted to make sure the Council was informed and made the decision. He stated he has already signed the contracts so they are ready to be signed by the City. P.F. Moon appears to be days away from implementing their increase as they have already taken a 3-5% already. Milliron stated we are this close to the goal and if we cannot make this goal it will be a costly set-back in the amount of approximately \$350k. Looking for approval to move forward with the contracts understanding there is not a firm approval from GEFA until the August Board Meeting. Jackson asked what happens if we do not get approval from GEFA and have to come up with the additional \$350k for escalated price on our own? Todd stated the City must start the process over completely. Mayor stated the risk of not proceeding is much greater than the risk of proceeding; Todd agreed. Would hate to be in a position requiring us to re-bid and go back through the USDA and the insurance process. It will likely put us in the same situation again in the 3-5 months it would take to re-do the process. Jackson made a motion to execute the construction contracts, seconded by Higgins. Carried 4-0
4. Demolition of 815 East Main Street. This item was tabled from the previous meeting. Milliron stated the Council has the right to negate the court order and will need to give direction to the City Manager not to move forward with demolition. Bid prices to demolish are \$23k + legal fees. Once demolished a lien would be placed on the property for the total amount of expenditure. No permits have been pulled as of today. He noted this process is no different than other property; it has gone through the legal process. This is the only property owner that has not abided by a court order. Strickland questioned if the \$23k to demolish will be out of general fund. Milliron confirmed it will come from the Council line item within the budget in the general fund. Todd stated legal fees are probably \$3k. Recommendation was made to table at the last meeting but no action is required tonight. Strickland asked if the owner is able to pull permits. Todd stated she cannot actually pull permits for interior work. Price confirmed they can do work outside. Todd noted the biggest issue is the foundation and its unsafe condition.
5. Mayoral Veto – Zoning Decision – 1633 East Main Street. Mayor stated Council was given reasons and write-up for his veto. The City Charter gives the Council the right to override that veto and is on the agenda for that reason. Jackson noted his concern with property being re-zoned without notice. He also stated there are several properties throughout that road that are

spot-zoned. He noted a variance may work. Motion by Jackson to override the Mayor's veto and approve the rezoning, seconded by Strickland. Carried 3-1 with Higgins opposed. Mayor stated it takes four affirmative votes to override and the veto stands. Strickland questioned the wording of the Charter. Todd explained the Charter states if someone is present and abstains then three votes can override. Mayor stated he thinks we can work out a deal for a property swap. Strickland stated that is not an option. The family has looked at the other properties available and none are compatible to the location they have now.

NEW BUSINESS

1. Southeastern Power Administration (SEPA) Agreement. Milliron stated a document provided to members is confidential. Jackson asked if he should excuse himself as it could relate to Georgia Power. Todd stated airing on the side of caution is always best. Jackson remained seated but will not vote on the matter. Milliron stated he distributed a letter from the City of Sylvania cancelling the contract with SEPA. SEPA is the water wheeling power; different from power purchased through MEAG. There was not an option to opt-out many years ago; changes made and now allowing a window for drop-outs. Sylvania was the first to give the 25-month advance notice. The more members to drop-out of the program, costs will escalate for the remaining members. Mayor stated he understands this is hydropower and SEPA has committed to providing users a certain amount of electricity. Further, due to low water flows have made the commitment impossible and buying on the open market is less expensive. Milliron stated to further complicate things, when the power wheels are taken down for maintenance they are not generating power. Highlighted sections of the handout give details in cost of megawatt hours for SEPA vs. MEAG. Cost difference is \$171,550. When Vogtle 3 & 4 come on-line the City will have even more excess power and the City has Vogtle obligations. SEPA cost is less than nuclear but now long on power and will only increase. Less expensive to use those dollars toward economic development efforts and discounts. Trying to get ahead of everyone else, otherwise this City will pay the price. SEPA is on the market but no buyers seem to be interested. Don't have to take action tonight; but option would be to opt-out now. The longer we stay in, the more our share will be later. Given numbers out to 2030. Mayor stated we own more power than we produce. MEAG contracts are long term and cannot opt out but this is an opportunity to get rid of power we cannot sell or use. Staff recommends opting out of SEPA. Strickland asked the City Attorney if everything presented was accurate. Todd stated he is not aware of the situation. Milliron stated this is not a legal question; the City has an opportunity to get out of the contract before other cities to jump out ahead of us. Strickland asked that the City Attorney have an opportunity to look in to the situation as it does not seem as obvious as it may be to others. Mayor stated it is complicated. Todd stated now is not the place to discuss it as he is not familiar with the item. Motion to table made by Strickland to give the City Attorney time to review, seconded by Price. 4-1 with Jackson abstaining.

CITY MANAGER'S REPORT

- a. Finally will be able to move forward with purchases of equipment from the body camera grant.
- b. Crawford Grading will be on site to address erosion on Church within the next two weeks.
- c. Public restrooms for amphitheater and Lake Jimmy Jackson are under construction; bids will go out soon for the remainder of work for both locations.
- d. Ribbon cutting tomorrow for Rogers BBQ at 11am.
- e. Heavenly Café grand opening was held last week.

COUNCIL MEMBER'S REPORTS*Council Member Jackson*

- a. Willie Ringer passed away and will be missed.
- b. would like to set a date to review charter for updates in a work session. Monday, 23 at 5pm was agreed upon by members.
- c. stated for future would like City Attorney to see all contracts prior to action being taken. Milliron stated all contracts go through the Attorney but in the case of SEPA there is no contract being considered.

Council Member Price

- a. asked if any information is available on the sanitation ordinance. Milliron stated he will be bringing a draft ordinance in August.

Council Member Higgins

- a. stated he would like to see some type of plaque for "Buster" (Willie Ringer) be placed in the lobby.

Council Member Bailey was not present for tonight's meeting.

Council Member Strickland

- a. stated on Pine Street on Sundays there are large crowds and wants to see some Police presence. Parks and Recreation did put up some no parking signs but it does not seem to be deterring parking on the grass. She noted she had a conversation with Mr. Rhodes at the ribbon cutting and he indicated some barriers can be placed so that grass parking is restricted. He also mentioned hydro-seeding to help control the mud washing on the court where there is no grass. She is concerned of excessive wear on the court with the mud washing onto it and damaging the painted lines. Mayor asked if Rhodes said he would have that done to which Strickland indicated he had agreed to it. She further wanted to make sure the area is being policed at both courts. Jackson confirmed both courts should have a police presence.

MAYOR'S REPORT

- a. noted the passing of Willie Ringer. Worked for City for over 10 years. First time he can recall that a City employee has passed while still working for the City. Funeral details were given.
- b. Rogers BBQ - grand re-opening tomorrow at 11am. The Striblin's have worked hard to get back opened.
- c. Stated he missed the grand opening of Heavenly Café but encourages everyone to visit.

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 Jackson and dually seconded by Council Member Strickland, the meeting was adjourned at 8:11pm.

Respectfully,

A handwritten signature in black ink, appearing to read 'Lisa E. Kelly', with a large, stylized flourish extending to the right.

Lisa E. Kelly, CMC
City Clerk
City of Hogansville

July 16, 2018