



## REGULAR MEETING

The Regular Meeting of the Hogansville City Council was held on Monday, June 18, 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.

Motion by Jackson to approve the agenda, seconded by Bailey. Carried 5-0

Motion was made by Council Member Strickland to approve the minutes of the Regular Meeting held on June 4, 2018, seconded by Council Member Jackson. Carried 5-0

### PRESENTATIONS

1. Employee Service Award – Pamela Smith (10 years). David Milliron introduced Pamela (Kay) Smith and congratulated her on ten years of service to the City as a Communications Officer with the Police Department. He commended her on her dedication and efforts with Community involvement. Chief Harr spoke briefly on her dedication and knowledge of the City and its Citizens. Mrs. Smith was presented with a plaque and gift card.
2. Carter-Watkins I Draft Theater Master Plan Presentation. Carter-Watkins Architects presented the draft master plan for the theater to Mayor, Council, and the public. They gave sample floor plans to include meeting space and conference abilities for the space. They discussed the next steps for final approval as the plan needs to be mailed to FOX Theater by July 12. The item will be added to the agenda for the July 2 Regular Meeting for consideration of adoption. Any feedback or comments are welcome between now and adoption.

### OLD BUSINESS

1. 2<sup>nd</sup> Reading & Adoption – Right of Way Ordinance. Jeff Todd read the caption of the proposed Right of Way ordinance. Motion by Bailey to adopt the ordinance, seconded by Higgins. Carried 5-0
2. Utility Rates – ECG presented back in April. Milliron began with noting the proposed rates provided by ECG, after a recent utilities study, are incorporated into new proposed budget. Staff's recommendation is to accept year one proposal for electric, gas, water, and sewer. Jackson stated he opposed to across the board increases in utilities. Strickland agreed, stating

we should look at some changes but is not in favor of raising utility rates. Strickland made a motion to deny utility rate increases, seconded by Jackson. Members agreed to add this item to the next Work Session agenda to discuss individually. Carried 4-1 with Higgins opposing.

#### NEW BUSINESS

1. Tap Fee Ordinance. Jeff Todd read the proposed ordinance. No action is required tonight. Jackson asked about holding the tap fees two years for and is that customary. Todd stated there really is no normal; some places do not allow pre-payment, others do. Mayor stated two years is not a sufficient amount of time to build a large development. Pre-payment of the tap fees is to the City's benefit, while the developer is taking the risk. If we raise tap fees and tap fee is pre-paid it wouldn't require payment of the difference. Developer would be required to pay the difference after a two-year period. Price asked how long the current tap fee has been the same? Staff wasn't sure but will follow up with Council when the last tap fee increase was made.
2. Bond Resolution -- Assured Guarantee. Milliron stated he is working with Assured in order to move forward with USDA I WWTP. We are currently awaiting paperwork from GEFA for interim financing. Todd stated the loan from USDA will be in the form of a revenue bond for certainty of repayment. USDA is not closed until 90% of construction is complete and GEFA will provide interim financing. City must adopt the resolution to move forward with USDA requirements. Motion by Higgins to approve the bond resolution, seconded by Jackson. Carried 5-0
3. PNC Building -- Next Steps. Milliron stated the City closed on the former PNC building on 6/8. The purchase was made possible with funds contributed by Hogansville Charitable Trust at no cost to tax-payers. The ATM will remain with an approved agreement. Additional funds were committed by an unnamed benefactor in the amount of \$177k for interior renovations. The roof will need to be addressed pretty quickly as disclosed in former discussion. The City will need architectural drawings if the plan moving forward is to make this building the future City Hall. Once drawings are done, Department of Corrections will perform the work with a certified contractor and skilled labor. Need direction from the Council and would like to move forward with bid documents on the roof. Another question being raised, is there any desire to move forward with a previous loan approved by USDA for the purchase and renovation of the building, along with a grant of \$50k with a match \$25k. Of course, with the donation of the building, it is not necessary to obtain the full funding amount but could use it as interim financing while awaiting the \$177k from the benefactor. Mayor asked if we can apply for the \$50k with the \$25k forgiveness without being tied to any other grants or loans. Miller stated there are two separate applications. Milliron stated his first inclination is to not go for the USDA loan even if we stand to lose the \$25k. He would like to come up with a timetable plan and present to the Mayor & Council but we must address the roof soon and first. Jackson stated he understands the consensus from Council is not to take on any new debt. Mayor asked if we really need interim financing? Milliron stated no, we can pay as we go but we need the roof repaired and architectural drawings and need an answer if it will be the home of City Hall? Jackson asked if there are figures on the roof? Rough estimates for a

10yr. roof and 30yr. roof have been obtained with a cost of \$50k and \$140k respectively. As he understands it the \$177k is committed as interior funds. Strickland asked if the \$177k was always earmarked for interior renovations to which Milliron stated he understands it as interior funds to create the building as City Hall but feels we should have cleared up by the benefactor. Jackson stated he was not clear that those funds could only be used for the interior of the building. Mayor stated he does not know that funding is isolated to the interior. Milliron agreed to make some phone calls and get clear direction.

#### CITY MANAGER'S REPORT

- The restrooms for lake Jimmy Jackson and the Amphitheater have been ordered and should be delivered in November. Currently scheduling bids to have the pads ready and all other work performed so that the restrooms are ready to put in place. Staff hopes to hold ribbon cuttings in late November, early December.
- Trees and limbs are falling in many areas of town. Many of the existing trees have met or exceeded their life spans. An assessment was done several years ago but no plans were put in place. We should evaluate and create a plan to take down trees yet plan for the future and look at replacement of the trees we are taking down.

#### COUNCIL MEMBER'S REPORTS

##### *Council Member Jackson*

- a. asked Miller about a humanitarian grant for the City. Jackson stated it should be cultural or heritage grants. Miller stated there are Council for the Arts grants available for theater type funding. Mayor stated there is a meeting tomorrow at noon that will discuss some heritage issues and can ask some professionals what type of grants might be available. There is a tentative date of August 11 for Dr. Tony Lowe to come here and give a presentation to the trust-building group here in Hogansville. A location is being worked on for the Isiah Loftin memorial and we are hoping for more than just a plaque for the recognition.

##### *Council Member Price*

- a. stated, regarding the town hall meeting, it didn't seem to be for the citizens and he did not agree to the format. Mayor stated there was time at the meeting for citizens to address the issues discussed and more time for any issue at the end of the meeting.
- b. asked if staff checked on College Street regarding leaves not being picked up for two years. Milliron stated it has been addressed.

##### *Council Member Higgins*

- a. asked if Church Street is on the schedule for re-paving? Milliron stated Pine Street is number one on the list and it will be a costly project but there LMIG funds that will off-set the cost. The erosion issue on Church Street is being addressed by the contractor that performed the work and should be taken care of when they immobilize for the CDBG project.

##### *Council Member Bailey*

- a. stated he realizes we are short on staff to cut grass but asked if we cut the triangle just across from the cemetery. Milliron stated that property has an out of state owner and is not City property. It is being handled through the Code Enforcement Officer.

- b. asked when the basketball courts ribbon cuttings will be held. Milliron stated he is working on scheduling with Parks & Recreation.
- c. stated Elite basketball camp was a great success. There were a lot of children there and our donation was a good cause. Strickland noted there were around 60 participants.

*Council Member Strickland*

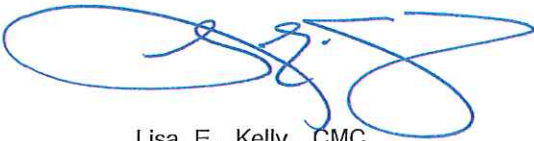
- a. asked if there is anything in writing from the benefactor regarding PNC bank? Mayor stated the money has been committed and is being given on a restricted basis and can only be used for that project. Charitable Trust is just the vehicle for the donation. Milliron stated there was a document drawn up and tied to the old library building but the plans changed which voided the document.
- b. asked for the updated mowing schedule to include some added streets.
- c. inquired if West Point came to help the City out with cleaning some of the ditches out? Milliron stated he thinks so but will follow up to make sure.
- d. asked if the Corinth Road letter regarding sewer has been addressed with the City Attorney? Milliron maintains the issue is not City responsibility. He has spoken with the City Attorney and will be sending a letter with the City's position.

**MAYOR'S REPORT**

- a. Mayor Stankiewicz had no report.

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 Bailey, the meeting was adjourned at 8:16pm.

Respectfully,



Lisa E. Kelly, CMC  
City Clerk  
City of Hogansville

*June 18, 2018*