



PUBLIC HEARING

Public Hearing to hear Citizen concerns regarding the proposed millage rate. Mayor Stankiewicz called the Public Hearing to order at 7:00pm. No comments were made by the public. The public Hearing was closed at 7:00:30.

REGULAR MEETING

The Regular Meeting of the Hogansville City Council was held on Monday, October 1, 2018. The meeting was called to order by Mayor Stankiewicz at 7:01p.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 Higgins gave the invocation and Mayor Stankiewicz led the pledge.

Mayor asked for an amendment to the agenda adding a presentation by Catherine Moore of the Georgia Conservancy on the corridor plan. Strickland asked to add litigation to the executive session. On a motion made by Council Member Bailey and dually seconded by Council Member Jackson, the agenda was approved with amendments by a 5-0 vote.

Strickland commented on page 3, she remembers asking the Mayor specifically, why the City would not use Turnipseed Engineers for the 2019 CDBG. Also, regarding sponsorship for the Isaiah Loftin marker, Strickland stated she remarked she would be in agreement with Dr. Tony Lowe being listed on the marker but Dr. Lowe did not want to be placed on it. Price stated on page 6 he did not accuse the Mayor of putting out information regarding his family but that the Mayor gave information to the press about his absence from the previous meeting. The Mayor stated he did recall the accusation as such that the family information was given to the press. Kelly clarified in her review of the recording of the minutes the accusation was stated with Price's family in mind but if he would like to clarify differently she will note the correction in the minutes. Price stated he would like to clarify that was not his accusation. Motion was made by Council Member Bailey to approve the minutes of the Called Meeting held on August 27, 2018 with the noted corrections, seconded by Council Member Higgins.

Carried 5-0

Jackson asked to amend the minutes of the Regular Meeting held on September 17, 2018, noting the film ordinance should state a 5-day approval process instead of 14 days as depicted on page 1.

Motion was made by Council Member Jackson to approve the minutes with noted changes as prepared by Community Development Director Lynne Miller, seconded by Council Member Bailey. Carried 5--0

PRESENTATION

1. Catherine Moore with Georgia Conservancy addressed the Mayor & Council with an update on the forum held last week regarding the City's concept corridor plan. The Georgia Conservancy is part of the team that completed the downtown master plan earlier this year. The Conservancy helps manage the sustainable growth program and really likes Hogansville and all that it has to offer with its many assets. They applied to the Callaway Foundation on behalf of the City asking for support with the design and planning work for the corridor plan and have been awarded a grant to help fund the plan. The concept plan will be complete in the month of October. A public forum was held last week with initial ideas and received a lot of useful feedback. Moore explained the corridor areas and how all four quadrants were considered: West Main to the splashpad; south corridor with rural character areas; north near the new library and across from the mill village and mill area; east corridor all the way to the interstate. Moore also the discussed the addition of Lincoln Street into the project area to encompass the new DASH project near Stony Ridge Apartments. Concept ideas include a passive park near the north side of town, industrial mixed-use area would allow a stronger connection leading to downtown, a round-about in the Lincoln Street area to strengthen the "welcome to downtown" feel, and splashpad. All of these are draft ideas the public has responded to. The next step is to finalize the draft plan and resubmit back to Council. At the point of approval, the plan will then become part of the master plan as phase II. Milliron asked for a brief description of why this corridor plan is important to the City. Moore stated the Callaway funds were secured during the master plan process. During work on the corridor plan, DASH made the announcement they are looking to expand the apartments on Lincoln street with senior housing. It is being incorporated into the plan and will give the plan purpose with tax credits. This is simply a great coincidence with planning and timing. It will be important to have the plan adopted by Council for a reflection of community support with regard to the DASH project. She touched on the ranking system for the tax credit DASH project and how it will make the corridor imperative. Milliron noted these plans will also be an integral part of the 2020 comprehensive plan update. A lot of mapping and planning has been done and the City will receive all the documents once completed.

OLD BUSINESS

1. 2nd Reading & Adoption -- Charter Amendment. Jeff Todd read the caption amending the charter relating to mayoral veto. Mayor stated he is opposed to the amendment and feels the charter should not be amended lightly. He has spoken to legislators and had it gone to the state level it would not have been considered had it not been a unanimous vote in favor of the change. He feels it unnecessary. Jackson stated the Council is not amending it lightly but covering all bases in doing so. Motion by Jackson to approve the amendment to the City Charter, allowing a Mayoral veto to be overridden by a majority vote of the attending quorum,

seconded by Strickland. Carried 4-1 with Bailey opposing. The Mayor reminded everyone he has the right to sign or veto the item.

NEW BUSINESS

1. Set Millage Rate. Milliron stated staff recommends approval of the millage rate at the current rate of 7.95%. Strickland asked if the result would be a property tax increase in the amount of .42% even though the rate would remain the same. Milliron stated it would result in a decrease of revenue to the City. Mayor explained the increase comes from property tax reassessments. Any reduction in the millage rate would reduce the revenue in excess of the back-door increase. Milliron explained the process and forms required in preparing the millage rate. He further stated the City is already using LOST dollars in part of the equation. Setting the millage rate at 7.95% is not an increase to the homeowner, but a loss to the City. To break even the millage rate would need to be set at 15%. He further stated we double advertised the public hearings due to having to reset the final public hearing date. The general fund is \$1.1M in the red; property taxes are not enough to fully fund it. Utility fund is making up the deficit from utilities revenue. Mayor stated we are required by law to balance the general fund budget. If we rollback the millage rate we would need to increase something somewhere else or cut expenses. Jackson confirmed there is no additional tax to residents. Mayor stated if your property is valued the same as last year it will not have increased; only if assessments increase. Bailey asked if the new homes going in at Huntcliff will cause taxes to go up. Milliron stated it is likely, at some point the values will go up. He discussed how amenities will increase home values. LOST has eroded any increase as a whole and has eaten up the difference based on the 15% as advertised to break even. The City will take a negative loss this year. Five-year history shows, if we collect 100% taxes, revenue will go down by \$45k per year. Motion by Jackson to approve the millage rate at 7.95%, seconded by Bailey. Carried 3-0 with Strickland and Price abstaining.
2. Resolution – ECG Authorized Officials. Milliron stated this is a housekeeping item. ECG requires two documents have authorization signatures. ECG does not have the authorized officials on file. Mayor & City Manager have historically served these positions. Mayor stated it does not give the authority to take action but strictly a means to communicate to Council and sign applicable approved documents. Motion by Jackson to approve the resolution authorizing the Mayor and City Manager as ECG authorized officials, seconded by Strickland. Carried 5-0
3. 1st Reading – Storm Water Management. Jeff Todd reads the 1st reading of the proposed ordinance. Milliron stated as we grow and construction is picking up, we have realized we have not adopted the Georgia standards for storm water management. The City should make needed changes now so that we don't regret any decisions already made in the future. This ordinance will mandate future developers to follow the Georgia Stormwater Management Code.
4. Text Amendment – Soil Erosion & Sedimentation Ordinance. Jeff Todd reads the 1st reading of the proposed text language amendment. Milliron explained EPD has reached out to governing bodies notifying that we need to adopt the changes requiring compliance with state law. Plan review occurs with EPD with 1 acre or more of disturbed dirt.

5. City of Hogansville Drug & Alcohol-Free Workplace Policy. Kelly explained the City's current drug and alcohol policy is a one-page, dated policy and as part of her master certification project she has re-written the policy following the premise of the City gas department drug and alcohol policy as mandated by Federal DOT. She referenced the only additional cost to the City would be \$720-\$900 for an additional 8-10 employees to equate to 25% of the remaining employees not encompassed in the gas department drug plan. She explained the existing gas department plan and the make-up of employees currently in the pool. Milliron followed up noting this policy will help align us with state and federal law. Strickland asked if an employee has an accident and comes forward with a request to seek counseling with the Employee Assistance Program for some type of problem, will we still require the employee to test. Kelly stated in this case the testing requirement for accidents would take precedence. She agreed to make it clear in the policy how incidences of this type would be handled. Milliron stated if an employee comes forward and seeks help through the employee assistance program, it would not necessarily mean they would be terminated but would require medical release before returning to work. Motion by Higgins to accept the policy as written with the discussed changes, seconded by Jackson. Carried 5-0

CITY MANAGER'S REPORT

- a. Future City Hall building; roof repairs are almost complete and should finish up this week. Next will meet with 2WR Architects for stamped plans and drawings and then move forward with cost estimations and funding sources.
- b. DCA has designated a historic part of Hogansville as a Rural Zone. Helps with tax credits in order to create jobs and renovate older buildings outside metro Atlanta. Job credit, rehabilitation credit and investment credit will fall under the plan. This designation will be announced at a meeting at Great Wolfe Lodge next week. He noted Lynne Miller was instrumental in making this happen. The City was turned down on our first submittal but when resubmitted with the downtown master plan everything fell into place and the designation was possible.
- c. FEMA funds have been received in the amount of \$200k. This is the last of the funding dollars owed to the City by FEMA from previously completed projects as a result of flooding in 2015. A 6-month extension has been approved for Elm Street bridge. The concrete culverts are on order but there is a backlog with new construction. Other FEMA projects will go out to bid soon.
- d. A grant application has been submitted to fund the security cameras at the basketball courts. The City is also requesting crush-n-run for parking areas at both courts.
- e. Lake Jimmy Jackson / Amphitheater groundbreaking will be held on Thursday at 9am. The public is invited to the ribbon cutting at the lake. Torrance Construction was awarded the projects and restrooms will arrive the first week of November. City crews began lowering the lake levels to prepare for construction of the dock and boat ramp.
- f. Splashpad will have a new parking lot from County SPLOST dollars soon.

COUNCIL MEMBER'S REPORTS*Council Member Jackson*

- a. asked about fishing permits for the lake. Mayor stated no City permit has ever been required although, previously we discouraged fishing due to it being the City's water supply. This new plan will allow for fishing to include a dock and boat ramp and fishing pavilions.
- b. requested that when council members plan travel that staff is following up and confirming plans are in place. Milliron stated the travel request form is in the process of being modified and asked that all members work through the City Manager.
- c. noted there is a spot near the Hogan House where there is a dip in the road, is the City responsible for the dip. Milliron stated there is a depression there, GDOT required the City to get out faster than we wanted to while making a repair. We are aware and will get it repaired in the next round of paving.

Council Member Price

- a. stated near Marathon station, at the railroad track, there is a bad pot hole. Milliron stated pictures have been sent to CSX and request made to repair as it is in the CSX right of way.
- b. recognized and thanked Sgt. Loubet who rescued a cat from a tree.

Council Member Higgins had no report

Council Member Bailey

- a. stated he is excited about the plans for Lake Jimmy Jackson. He asked that Citizens please come out and support the City with this project.
- b. announced the Salvation Army will be working in Hogansville for Christmas proceeds and donations. Will like to have Lisa Martin appear at the next Council Meeting. Also, she is need of a truck and delivery worker to help with deliveries.
- c. stated he will be the grand marshal in Manchester at his hometown homecoming parade. He has been in Hogansville for 10 years but very excited to be honored this way by his home town.

Council Member Strickland

- a. asked about the Loftin marker. Miller stated there has been no word yet.
- b. asked about the community building. Mayor explained the process of procuring ownership after a tax sale. There is no one that can be held accountable right now. Code enforcement is engaged and aggressively pursuing.
- c. asked for a list of all city owned property.
- d. asked if Elm Street has been closed yet. Milliron stated we are still waiting on culverts to be delivered and will not close the street until absolutely necessary.
- e. asked where we stand regarding the new utility bills. Milliron explained we have engaged the new company to move forward as of last week.

MAYOR'S REPORT

- a. announced as we enter the festival season there are several upcoming events; Tower Trail 5k run / walk this Saturday at 9am, the following Saturday on the 13th, the dog parade will be held at 10am, the 18th is the kickoff dinner for the festival, and the 20th and 21st is the Hummingbird Festival. Volunteers are appreciated and needed for ½ day shifts.
- b. asked to set a date for a work session. All members agreed to 5pm on October 15th ahead of the regular meeting.

EXECUTIVE SESSION

Motion by Bailey to enter into Executive Session at 8:15pm under the real estate exemption and legal exemption, dually seconded by Strickland. The Regular Meeting was reconvened at 8:37pm.

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 Strickland and dually seconded by Council Member Bailey, the meeting was adjourned at 8:38pm.

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, GMC
City Clerk
City of Hogansville

October 1, 2018