



WORK SESSION

A Work Session of the Hogansville City Council was held on Monday, August 20, 2018. The meeting was called to order by Mayor Stankiewicz at 5p.m.

Present were Mayor Bill Stankiewicz, Council Member Fred Higgins, and Council Member George Bailey. Also present were City Manager David Milliron, and City Clerk Lisa Kelly.

Mayor Stankiewicz made a point of order to open the meeting at 5:13pm

PRESENTATION

1. MEAG to discuss excess power. Mr. Stuart Jones and Mr. Steve Jackson addressed the Mayor and Council to discuss how excess power is bought and sold. Once the end of the year is reconciled a look is taken at the 49 MEAG cities to see where each stand with excess power. Slide was provided for Hogansville for a particular day. Wholesale market price was discussed along with peak load. He discussed how much excess power there was on a particular day and where the City's peak load was and how much excess there was above what is available. He also showed another slide with a scenario that shows a gap between the resource and the load needed. In this case the City bought power. Mayor asked if the two scenarios show a summer day and a winter day. Steve Jackson stated where there is more generation is a summer day. MEAG not only buys on the open market, but buy and sell within other MEAG cities. Even in cases as this the cost is still the same as if it were sold on the open market; processes do not allow otherwise. Mayor asked, regarding SEPA, how do we know we are getting the fair price? If Grantville and Hogansville were both long, would each sell power for the same price? MEAG confirmed that is correct. MEAG also confirmed if we were buying power, we would be buying at the same price? Can be viewed daily on the website to include cost, excess load, pricing discoveries, etc. and is the same for all participants. Jones urged anyone to come by and take a tour. Discussion was held about Vogtle III & IV and completion of the project. No indication was given as to final completion. A copy of the presentation is included as part of the permanent record for this meeting.

The Mayor asked for the wishes of the Council in moving forward with the other items. Council members present agreed to go through the items quickly. Jeff Todd agreed the process is permitted as no business was being acted upon.

BUSINESS

1. Proposed Film Production Ordinance. Milliron explained the ordinance will allow the City to have guidelines to protect property owners and residents and business owners. It will also send a message that the City is open to film production. The ordinance speaks to the permit fees and procedures. Question was raised as to student filming. Milliron noted staff does not have a preference but will add it in. He also noted he did meet with a film scout this week. Last week's selfies were taken in many areas in the City and the City Hall building caught their eye and made a call to City Manager. They came in and were shown other areas as well. Filming would occur in September. Bailey is in agreement with the ordinance. Film industry in Ga. is huge and would like to be a part of it. Higgins asked if it just one group that is interested. Milliron stated this particular case is one movie. This scout handles sites for other entities as well. Higgins stated they are set up all around us and have been for years. He asked if the hotel was looked at? Milliron stated the hotel will be actively marketed soon. Mack Reynolds will be aggressively working on it the sale. There seems to be a group out of Senoia interested in the property.
2. Proposed Foreclosure & Vacant Real Property Registry Ordinance. Milliron explained we have many foreclosed properties in the community. Duck Walk way is a good example with overgrown properties. Centralized database that will put property on a list that will allow us to know who to contact and how. Through court the approach is much slower. This will allow all properties to be treated equally and fairly. When complaints come in we would have direct access to the owners. Concept has been around since 2012. Would greatly help enforcement efforts.
3. Sanitation Ordinance Discussion. Milliron stated we are losing money on sanitation customers. Handout was provided. Example provided was for can garbage. Does not account for limbs, yard waste, furniture, etc. It takes about 2 days to pick up the Village area and another two days to pick-up the remainder of the City. Equates to tipping fees plus bills based on can counts. Overall losing about \$150k in that department alone and has to be transferred in from elsewhere. The make-up in dollars is made primarily through electric. Enterprise funds should be making money but this is nowhere near breaking even, let alone making money. He gave an overview of the lost revenue based on revenue vs. expenses. FY19 loss is projected at a loss of \$148k. The losses keep adding up. We cut two staff members in an effort to control expenses. Tipping fees are the thing that continues to go up. Rev. vs. expenses shows a huge gap and no plan to get any better. How do we come up with the money? If we do nothing we will be \$150k in the red. Two proposals were made; raise can fee with things to be addressed; apartments are on residential sanitation and should have a dumpster system in place and centralized containers managed by the complexes. Bulk items should not be picked up at all. Proposal is to raise can fee up to \$27 with no other changes. Proposal 2 is to get

out of the can business altogether. Everyone pays into the system at a flat rate of \$30, removing the 2nd can fee. Includes bulk, residential trash, etc. and gets us out of the apartment business and those treated like commercial. Needs direction from Council and once direction is given, will work with City Attorney and get a new ordinance written. Open to questions and comments. The Mayor clarified in proposal two, the cans would be picked up from apartment complexes and they would have to get a dumpster to serve their residents. How do we account for bulk items? Milliron explained every property will mandatorily pay for sanitation. Will pick up nothing from apartments. It will be the responsibility of the apartment complex to handle bulk waste items. The Mayor gave two scenarios of cities he has lived in and how the fees were handled. In many areas the owner of the property is responsible for the cost of sanitation. Bailey stated he would like to see it done a little differently, maybe not pick-up tires or bulk items. He is concerned of raising rates on anything. All these things should have been done gradually, but our citizens are hurting. Mayor stated he would like to see the responsibility be placed on the property owner in order to shift the burden from the renters. It would negatively affect commercial businesses; they are now required to contract separately for dumpsters. Other commercial businesses have one small bag per week and place them in the city provided cans on the street. Discussion was held as to how bills should be handled and how payment is regulated and what happens if it is not paid. Another thing to consider is when evictions happen, the City is responsible for picking up the debris off the sidewalk. The Mayor confirmed we are not losing money on the cans themselves but the issue that costs the City is the bulk pick-up. Milliron recapped what measures we have taken regarding cutting costs. The City can reduce electric rates in making adjustments within the sanitation department. Mayor asked where the hotel/motel tax comes into play. Milliron stated it was made part of the implementation of the downtown master plan within the budget. Not a significant amount of money. Higgins noted Hogansville residents can take bulk items to Turkey Run landfill for no charge. Milliron stated just from past experience items will not make it to the landfill but will get dumped somewhere. He feels if we want to keep our city clean we have to budget to keep it clean. Some apartment complexes are doing the dumpsters correctly and others have cans. Mayor stated the issue is the bulk pick-up items is the overall issue.

4. Discussion of Demolition of 815 East Main Street. Mayor stated he had a conversation today with gentlemen from Historic Preservation in Atlanta that would like to work with the current homeowner to make an attempt at saving the property. Discussion was held as to the condition of many properties and the fact that the owners allow the places to go with out upkeep. Will look to hear back from Atlanta with any potential solutions but need to take into consideration court proceedings will be needed to allow for any improvements.
5. Millage Rate Schedule. Schedule was presented along with a draft copy of the 5-year history that must be published. If the City did not have LOST we would have to impose a millage rate of over 15%. There is no proposal to increase the millage rate. It will remain at 7.95mills.
6. Travel/Training – Mayor & Council. Milliron stated the council member that asked for this item to be placed on the agenda is not present. Mayor explained in his case two GMA conferences

are listed in the 2018 fiscal year end and some of those expenditures should have been in the prior year. Milliron stated he has worked hard to follow general accounting standards. Once we get all this past us we will be fine. Suggested to Council members to complete a form to account for expenditures and travel/conference requests.

7. Process for Agenda Items. Mayor stated there is no current process by which to have items placed on the agenda. Suggestion was made to have a form filled out and the Mayor suggested if a Council Member makes a request, it should go to the Mayor for approval. If the Mayor approves, it goes on the agenda. Otherwise it can be added at the meeting. Milliron stated he would like to see things go through the City Manager so that he can prepare to discuss the item.

The Work Session was adjourned 6:07pm.

Respectfully,

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

Lisa E. Kelly, CMC
City Clerk
City of Hogansville

August 20, 2018