



Public Hearing and Regular Meeting

April 6, 2020

Meeting held via teleconference due to Covid-19 assembly limits.

Public Hearing - 7 pm

1. Public hearing to hear citizen comments regarding the proposed rezoning of 25.95 acres from C-Commercial to R3-Multi-Family Residential and 2.78 acres to remain C-Commercial at Williams Street. Tax Map Nos. 0214 00027 and 0214 00028.

Leigh Ann Green, President of Development Site Services was present to answer any questions on behalf of property owner John H. Jones.

Mayor Stankiewicz called for any citizen questions or comments. Hearing none, the hearing was adjourned at 7:02 pm.

Regular Meeting - Immediately following the Public Hearing

Call to Order: Mayor Stankiewicz called the regular meeting to order at 7:02 pm. Present were Mayor Stankiewicz and Council Members Reginald Jackson, Marichal Price, Mandy Neese, Mark Ayers and Toni Striblin. Also present were City Attorney Jeff Todd, Interim City Manager Lisa Kelly, Planning and Community Development Director Lynne Miller, and Chief of Police Brian Harr.

Invocation and Pledge – In lieu of invocation and Pledge of Allegiance, Mayor Stankiewicz called for a moment of silence for the Covid-19 victims.

AGENDA

Motion: Council Member Jackson moved that the Agenda for this meeting be approved with one addition: Add Business Item No. 5: Discussion of Governor Kemp's Stay-at-Home order. The motion was seconded by Council Member Neese.

Discussion: None

Roll Call Vote: Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea).

Motion Passed 5-0

MINUTES

Motion: Councilman Jackson moved that the minutes of the regular meeting held March 16, 2020 be approved as presented. The motion was seconded by Council Member Neese.

Roll Call Vote: Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea), Jackson (Yea).

Motion Passed 5-0

NEW BUSINESS

1. Rezoning – Williams Street Development

Motion: Council Member Neese moved that the 25.95 acres in Tax Map Nos 0214 00027 and 0214 00028, that are shown as Tract 1 on the Lot Division Plat by Falcon Designers dated 2-26-2020, be rezoned from C-Commercial to R3-Multi-Family. The motion was seconded by Council Member Jackson.

Discussion: Interim City Manager Lisa Kelly explained that the Hogansville Planning and Zoning Commission gave preliminary plat approval to this development in 2009 as a multi-use development. Now, the property owner is adding 10 acres and seeking zoning clarification. The area is presently zoned Commercial.

Roll Call Vote: Neese (Yea), Ayers (Yea), Striblin (Yea), Jackson (Yea).

Motion Passed 4-0 (Councilman Price disconnected from this call at this time.)

2. Resolution – Municipal Gas Authority (MGAG) Voting Delegates

Motion: Council Member Neese moved that the Mayor and Interim City Manager be named as MGAG voting delegates until a new City Manager is permanently placed. The motion was seconded by Council Member Jackson.

Discussion: Interim City Manager Lisa Kelly explained that historically and currently, the City Manager and Mayor are tasked with the MGAG voting duty. A replacement is currently needed for the City Manager voting slot.

Roll Call Vote: Ayers (Yea), Striblin (Yea), Jackson (Yea), Neese (Yea).

Motion Passed 4-0 (Councilman Price disconnected from this call at this time.)

3. Resolution – Municipal Electric Authority of Georgia (MEAG Power) Signators – Extension of January 21, 2020 City Council Resolution.

Motion: Council Member Neese moved that the January 21, 2020 City Council Resolution naming the Mayor and Interim City Manager as MEAG signators through March 30, 2020 be extended until June 30, 2020 or until a new City Manager is permanently placed and the resolution can then be brought back to City Council. The motion was seconded by Council Member Striblin.

Discussion: None.

Roll Call Vote: Striblin (Yea), Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea).

Motion Passed 5-0

4. Resolution – 2019 Community Development Block Grant Bid Acceptance for Construction

Motion: Council Member Striblin moved that the City accept the low bidder Smith Pipeline, Inc. of Palmetto, in the amount of \$948,905 base bid, plus \$17,500 for Change Order No. One that will increase PVC waterline piping from 6-inch to 8-inch along a 2,900 linear feet of the project. The motion was seconded by Council Member Neese. Total bid = \$966,405.

Discussion: Interim City Clerk Kelly explained that these construction bids came in lower than expected. The City has set aside match funds for this project. The 2019 CDBG grant will total \$750,000, for waterline improvements on the West Side. Pine Street will be addressed first, since the City has a Local Improvement and Management Grant (LMIG) from Georgia DOT to pave Pine Street. Front end planning with the project engineer Turnipseed has put Pine Street first, so that it can be torn up, utilities installed, and repaved with LMIG directly afterward. Paving is not part of the CDBG work. Mandi Neese suggested that the City Council be given an opportunity to review the plans for this project, before the project gets too much farther along. Ms. Kelly replied that front end planning was performed with Turnipseed, but that the City Council could have a work session with Turnipseed to

review the entire CDBG. Ms. Kelly added that the City could possibly seek another LMIG grant to supplement the CDBG work. She will help arrange the work session with Turnipseed. Councilman Jackson asked Attorney Jeff Todd if it is legal for City Council members to review project design plans. Mr. Todd said that yes, it is.

Roll Call Vote: Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passed 5-0

5. Resolution – Governor Kemp’s Covid-19 Executive Order

Motion: Council Member Jackson moved that the City’s two Executive Orders relating to Covid-19 be coordinated with the language of the Governor’s recent Executive Order. The motion was seconded by Council Member Neese.

Discussion: City Attorney Jeff Todd noted that he has cut and pasted from the City’s two Emergency Orders, categorizing City employees as discretionary or needed.

Council member Jackson asked Ms. Kelly if the City is contracting for help. Ms. Kelly responded that no, she is bringing existing employees in as needed, but keeping City Hall staff at a daily minimum.

Roll Call Vote: Neese (Yea), Ayers (Yea), Striblin (Yea), Jackson (Yea)

Motion Passed 4-0 (Councilman Price disconnected from this call at this time.)

DISCUSSION AND RESOLUTION

1. Consultant Tom Berry – Underwood & Associates – Recommendation and Guidance.

Motion: Council Member Ayers moved that given the state of emergency, the deadline for City Manager job applications be extended to April 30, 2020, as proposed by the job recruiter. The motion was seconded by Council Member Jackson.

Discussion: Mayor Stankiewicz noted that he’s cleared this idea with the Interim City Manager.

Roll Call Vote: Ayers (Yea), Striblin (Yea), Jackson (Yea), Price (Yea), Neese (Yea)

Motion Passed 5-0

ADJOURNMENT

Motion: Council Member Ayers moved that the meeting be adjourned. The motion was seconded by Council Member Neese.

Discussion: None

Roll Call Vote: Striblin (Yea), Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea)

Motion Passed 5-0

Mayor Stankiewicz adjourned this meeting at 7:49 PM.

Respectfully,

Lynne S. Miller, AICP
Planning and Development Director
City of Hogansville