



City of Hogansville  
**City Council**  
Work Session and Meeting Agenda  
**Monday, March 15, 2021 – 7:00 pm**

**Meeting will be held at Hogansville City Hall**

Mayor: <b>William C. Stankiewicz</b>	2021	City Manager: <b>Jonathan H. Lynn</b>
Council Post 1: <b>Reginald Jackson</b>	2021	City Clerk: <b>Lisa E. Kelly</b>
Council Post 2: <b>Marichal Price</b>	2021	City Attorney: <b>Alex Dixon</b>
Council Post 3: <b>Mandy Neese*</b>	2023	Interim Chief of Police: <b>Jeffrey Sheppard</b>
Council Post 4: <b>Mark Ayers</b>	2023	
Council Post 5: <b>Toni Striblin</b>	2023	* Mayor Pro-Tem

**Work Session – 5:30 pm**

Order of Business

1. Presentation by Financial Advisors
2. Special Entertainment District
3. Work Session Planning

**Regular Meeting – 7:00 pm**

Call to Order - Mayor Stankiewicz

Invocation & Pledge

Consent Agenda

All matters listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting, March 15, 2021
2. Approval of Minutes: Regular Meeting March 1, 2021
3. Approval of Minutes: Called Meeting March 8, 2021

Presentations

1. Hogansville SOUL Program

Old Business

1. 2<sup>nd</sup> Reading and Adoption – Ordinance - Sidewalks

New Business

1. Hogansville SOUL Program MOU
2. 2021 – 2041 Comprehensive Plan Final Adoption

City Manager's Report

Assistant City Manager's Report

Council Member Reports

1. Council Member Jackson
2. Council Member Price
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

Adjourn

Upcoming Dates & Events

1. March 16, 2021 | 6:30 pm – Meeting of the Historic Preservation Commission (virtual)
2. March 18, 2021 | 5:30 pm – Meeting of the Hogansville Planning and Zoning Commission (virtual)
3. March 23, 2021 | 6:30 pm – Meeting of the Downtown Development Authority at Hogansville City Hall
4. April 5, 2021 | 7:00 pm – Regular Meeting of the Mayor and Council at Hogansville City Hall





**Regular Meeting**  
**March 1, 2021**

*Meeting held at Hogansville City Hall, 400 East Main Street, Hogansville GA 30230*

**Call to Order:** Mayor Bill Stankiewicz called the regular meeting to order at 7:00 pm. Present were Council Members Marichal Price, Mandy Neese, Mark Ayers and Toni Striblin. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly, City Attorney Alex Dixon, and Community Development Director Lynne Miller. Council Member Reginald Jackson was not present for tonight's meeting.

Council Member Toni Striblin gave an Invocation and Mayor Stankiewicz led the Pledge of Allegiance.

**CONSENT AGENDA**

**Motion:** Council Member Striblin moved to approve the Consent Agenda. The motion was seconded by Council Member Neese.

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

**Motion Passed 4-0**

**OLD BUSINESS**

***1. 2<sup>nd</sup> Reading & Adoption – Ordinance – Soil Erosion & Sedimentation***

**Motion:** City Attorney Alex Dixon read the second reading of the proposed ordinance. Motion was made by Council Member Neese to adopt the ordinance regarding soil erosion, sedimentation and pollution control. The motion was seconded by Council Member Ayers.

**Discussion: None**

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

**Motion Passed 4-0**

***2. Presentation of Mayoral Veto by City Clerk***

Assistant City Manager Lisa Kelly read the Veto of the Mayor in regard to the City Council's motion to allow the Mayor to sign the SDS agreement if all parties are in agreement. No action was taken.

**NEW BUSINESS**

***1. 1<sup>st</sup> Reading – Sidewalks***

City Attorney Alex Dixon read the first reading of the proposed ordinance. No action was taken at tonight's meeting.

***2. Setback Variance Request – Williams Street***

**Motion:** Motion was made by Council Member Neese to allow the rear setback of 25' to 20' due to topography and water line positioning. The motion was seconded by Council Member Price.

**Discussion: None**

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

**Motion Passed 4-0**

**3. Preliminary Platt Approval – Williams Street**

**Motion:** A motion was made by Council Member Neese to approve the preliminary plat for Williams Street for the proposed 169-lot townhome development. The motion was seconded by Council Member Price.

**Discussion:** None

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

**Motion Passed 4-0**

**4. Board Appointments – Planning & Zoning Commission**

**Motion:** Motion was made by Council Member Striblin to re-appoint Ricky Thrash, Mary Margaret Ware, Carol Smith and Ellen Shellabarger, and to appoint Mark Brummett to the City of Hogansville Planning and Zoning Commission. The motion was seconded by Council Member Price.

**Discussion:** Community Development Director Lynne Miller explained that current board members would like to be re-appointed to the commission for an additional two year term. Two outside applicants applied for the fifth vacancy and after interviews, the Planning and Zoning Commission recommended to appoint Mark Brummett to the Commission.

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

**Motion Passed 4-0**

**5. Board Appointments – Historic Preservation Commission**

**Motion:** Motion was made by Council Member Striblin to appoint Cheryl Comfort, Jordan Brooke Canducci and Chad Smith to fill the 3 vacancies on the Hogansville Historic Preservation Commission. The motion was seconded by Council Member Price

**Discussion:** Community Development Director Lynne Miller explained that the Historic Preservation Commission had three vacancies and received 4 citizen applicants. After interviews, the commission recommended Cheryl Comfort, Jordan Brooke Canducci and Chad Smith be appointed.

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

**Motion Passed 4-0**

**ADJOURNMENT**

On a motion made by Council Member Neese and dually seconded, Mayor Bill Stankiewicz adjourned the meeting at 7:29 PM.

Respectfully,



LeAnn Lehigh  
Administrative Assistant  
City of Hogansville



## **Called Meeting**

**March 8, 2021**

*Meeting held at Hogansville City Hall, 400 East Main Street, Hogansville GA 30230*

Present were Mayor Bill Stankiewicz and Council Members Reginald Jackson (by phone), Marichal Price, Mandy Neese, Mark Ayers (arriving by phone shortly after the meeting began), and Toni Striblin. Also present were City Attorney Alex Dixon, City Manager Jonathan Lynn, and Assistant City Manager Lisa Kelly.

The meeting was called to order at 7:00pm by Mayor Bill Stankiewicz.

### **EXECUTIVE SESSION**

#### ***1. Litigation Exemption***

**Motion:** Council Member Neese moved to enter into executive session at 7:04pm under the litigation exemption. The motion was seconded by Council Member Price.

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

**Motion Passes 5-0**

The called meeting was reconvened at 8:10pm

### **NEW BUSINESS**

#### ***1. Resolution***

**Motion:** Council Member Neese moved to adopt the resolution and authorize the Mayor to execute said resolution moving forward with legal services regarding SDS negotiations. The motion also includes authorization for the City Manager to execute the fee schedule and agreement for legal services provided by Smith, Welch, Webb, and White. The motion was seconded by Council Member Price.

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

**Motion Passed 5-0**

### **ADJOURN**

There being no further business to come before the Mayor & Council at this time, on a motion made and dually seconded, the meeting was adjourned at 8:14pm.

Respectfully,

Lisa E. Kelly  
City Clerk /Assistant City Manager  
City of Hogansville

March 8, 2021



**AN ORDINANCE**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND SECTION 82-35 OF THE CODE OF THE CITY RELATED TO SIDEWALKS; TO ESTABLISH REQUIREMENTS AND SPECIFICATIONS RELATED TO THE CONSTRUCTION AND LOCATION OF SIDEWALKS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

**SECTION 1:**

That Section 82-35 of the Code of Ordinances of the City of Hogansville be modified by deleting said section, in its entirety, inserting in lieu thereof a new Section 82-35 to read as follows:

**“Sec. 82-35. – Sidewalks.**

Sidewalks shall be provided along both sides of all streets in residential developments and along both sides of the main connector road of commercial/industrial developments, or where OTHERWISE deemed necessary by recommendation of the Public Works Director.

Where a new development or parcel to be developed abuts an existing city or county roadway, curb and sidewalk shall be installed along the entire roadway frontage of the property.

Sidewalks shall be located and designed as follows:

- a. Sidewalks shall not be less than one (1) foot from the right-of-way line to prevent interference with fencing, walls, hedges, landscaping, or structures placed on the property line at a later date.
- b. Sidewalks shall run parallel to the street.
- c. Sidewalks shall be a minimum of four (4) feet wide and four (4) inches thick.
- d. Sidewalks shall be constructed of concrete with twenty-five hundred (2,500) PSI strength at twenty-eight (28) days.
- e. All driveway aprons over sidewalks shall be constructed of concrete.
- f. Sidewalks shall be properly back filled and landscaped.
- g. On-site sidewalks or service walks are required for convenience and access to all dwelling units and other principal buildings from streets, driveways, parking areas or garages and for convenient pedestrian circulation and access to all site facilities.
- h. Sidewalks and walks shall be laterally pitched at a slope of not less than one-quarter (0.25) inch per foot in order to provide adequate surface drainage.
- i. Sidewalks and walks shall not exceed a seven (7) percent grade. Where sidewalks exceed five (5) percent grade, a non-slip surface texture shall be used.
- j. Sidewalks and walks adjacent to parking areas shall be a minimum of five (5) feet wide in order to prevent car overhang from restricting pedestrian movement along the sidewalk.

- k. Width, alignment and grade of sidewalks and service walkways shall provide safety, convenience and good appearance for pedestrian traffic. Small jogs or changes in the alignment shall be avoided.
- l. The alignment and grade of sidewalks and service walkways shall be coordinated with the site grading plan to prevent the passage of concentrated surface water on or across the sidewalk and to prevent the ponding of surface water by the sidewalk.
- m. All sidewalks shall meet Americans with Disabilities Act requirements for handicapped accessibility.
- n. No sidewalk of any description shall be built by any person of any brick, wood or other material without a written permit from the city.”

**SECTION 2:**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance shall be and the same are hereby repealed.

**SECTION 3:**

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING \_\_\_\_\_

SECOND READING AND ADOPTED/REJECTED \_\_\_\_\_

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED \_\_\_\_\_

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk





CITY COUNCIL  
Mayor Bill Stankiewicz  
Reginald Jackson, Post 1  
Marichal Price, Post 2  
Mandy Neese, Post 3  
Mark Ayers, Post 4  
Toni Striblin, Post 5



Jonathan Lynn, City Manager  
Lisa Kelly, Assistant City Manager  
Alex Dixon, City Attorney

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## COUNCIL ACTION FORM

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**MEETING DATE:** March 15, 2021

**SUBMITTED BY:** Jonathan Lynn

**AGENDA TITLE:** Approval of a Memorandum of Understanding with Groundswell for Hogansville Save On Utilities [SOUL] Program

**CLASSIFICATION** (City Attorney must approve all ordinances, resolutions and contracts as to form)

Ordinance (No. \_\_\_\_)

Contract

Information Only

Public Hearing

Resolution (No. \_\_\_\_)

Ceremonial

Discussion/Action

Other

**BACKGROUND** (Includes description, background, and justification)

Groundswell has approached the City of Hogansville regarding a partnership with the City to begin operations in the City of Hogansville. Partnership would intend Groundswell to work directly with residents to design a program that can assist with lowering of utility bills through various mechanisms. As stated in their MOU, they will serve low and moderate income families with energy efficiency to reduce energy usage and utility bills.

This MOU requests that the City:

- Share specific utility and housing stock data with their company;
- Work with Groundswell to design Program structure and goals; and
- Work with Groundswell to secure funding for Program implementation.

This is the same program and partner that currently operates the LaGrange SOUL program.

It is suggested that the City Manager be the point of contact for all matters regarding this program is implemented due to the administrative nature of creation and future implementation.

**BUDGETING & FINANCIAL IMPACT** (Includes project costs and funding sources)

This MOU is not related to any special financial request from the City of Hogansville. While there may be future fiscal impact to the City, there is not one requested in this MOU as it asks that the city work with Groundswell to secure funding.

**STAFF RECOMMENDATION** (Include possible options for consideration)

Staff recommends approval of the MOU to establish a partnership with Groudnswell and the City of Hogansville to create a Hogansville SOUL program.



**MEMORANDUM OF UNDERSTANDING**  
**Between the CITY OF HOGANSVILLE and GROUNDSWELL**  
v1.1

**Goal:**

Enhance and improve affordability, quality of life, and well-being for the City of Hogansville, Georgia, by serving low- and moderate-income residents with energy efficiency to reduce energy usage and utility bills, thereby enabling residents to enjoy more efficient, comfortable, and healthier homes.

**Vision:**

Groundswell and Hogansville (collectively, the “Parties”) will collaborate to explore ways of improving residents’ physical and financial well-being through the framework of the Save On Utilities Long term (SOUL) program (the “Program”). SOUL is based on the pay-as-you-save (PAYS) system, in which residential energy upgrades are paid for with projected energy savings and paid back over time on the utility bill. SOUL can help Hogansville reduce utility costs for low and moderate income (LMI) residents by improving the energy efficiency of their homes. Groundswell can serve as the data and organizing hub, coordinating across other aligned local organizations to provide wrap-around services to residents, optimizing and maximizing the impact of City, philanthropic, and other investments in the community.

**Scope:**

The Parties will endeavor to make residences more healthy, comfortable, safe, and energy-efficient through a comprehensive series of in-home upgrades and improvements, and by reducing household energy burdens for current and successor occupants. The Parties’ collaboration will help address barriers to safe, comfortable, and affordable housing in low-income neighborhoods.

**Partner Capabilities and Contributions:**

***Hogansville***

Hogansville is a city in Troup County, Georgia, with a population of approximately 3,000 at the time of the 2010 census. Historic Hogansville was incorporated in 1870. Today, it is a small town with a thriving business community. The governing body of the city is composed of the Mayor and five councilmembers.

***Responsibilities under this MOU:***

- Share data requested by Groundswell to assess the feasibility and potential impact of the Program for Hogansville, including:

- 13 consecutive months of electricity usage data for residential customers
- Information about local housing stock
- Work with Groundswell to design Program structure and goals.
- Work with Groundswell to secure funding for Program implementation.

**Groundswell**

Groundswell is a 501c3 nonprofit organization whose mission is building community power. Groundswell develops and implements clean energy programs that reduce household energy burdens, delivers comprehensive customer enrollment and support programs, and leads pioneering research and demonstration projects—deeply connecting the value of its work to the values of the communities it serves by partnering with local woman-and minority led businesses and training and hiring from within local communities. Building on its expertise in community solar project development and finance, Groundswell is currently leading equity-focused solar, resilience, and energy efficiency projects and programs in six states that are serving more than 3400 low- and moderate-income households with more than \$1.5 million per year in energy savings. Groundswell’s values include equity, excellence, integrity, supporting each other, transformation, and serving with joy. Groundswell has partnered with the nearby City of LaGrange, Georgia, to launch SOUL—a pilot PAYS program to help low-income residents cut energy bills by making their homes more energy-efficient and to support local businesses and jobs through the Program’s supply chains.

*Responsibilities under this MOU:*

- Obtain and analyze household utility data for Hogansville residents.
- Work with Hogansville Mayor and City Council to define the contours of a Program that reduces household electricity bills, improves home comfort, and delivers a respectful and seamless customer experience.
- Coordinate among local outreach and contractor partners for Program implementation.
- Work with the City to secure funding for Program implementation.

**Key Contacts**

Each of the Parties will appoint a person to serve as the official contact and coordinate the activities of each Party in carrying out this MOU. The initial appointees of each organization are:

	<i>City of Hogansville</i>	<i>Groundswell</i>
Name		Lenwood Coleman
Title		Chief Programs Officer
Email address		lenwood.coleman@groundswell.org
Phone Number		240-303-2944

**Terms of Engagement**

For the avoidance of doubt, this MOU is intended to serve as a non-binding expression of intent.

The Parties below agree that this MOU represents the terms of their agreement to work as partners in the achievement of common goals, with the common understanding that the MOU may be revised as needed.

**Duration**

This MOU encompasses activity through December 31, 2021 but can be extended as needed and supported by both parties.

**GROUNDSWELL, INC.**

By: \_\_\_\_\_

Name: Michelle Moore

Title: CEO

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: Lenwood Coleman

Title: Chief Program Officer

Date: \_\_\_\_\_

**CITY OF HOGANSVILLE**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

CITY COUNCIL  
Mayor Bill Stankiewicz  
Reginald Jackson, Post 1  
Marichal Price, Post 2  
Mandy Neese, Post 3  
Mark Ayers, Post 4  
Toni Striblin, Post 5



Jonathan Lynn, City Manager  
Lisa Kelly, Assistant City Manager  
Alex Dixon, City Attorney

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## COUNCIL ACTION FORM

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**MEETING DATE:** March 15, 2021

**SUBMITTED BY:** Lynne Miller *LSM*

**AGENDA TITLE:** 2021-2041 Comprehensive Plan Final Adoption

**CLASSIFICATION** (City Attorney must approve all ordinances, resolutions and contracts as to form)

- |  |                                     |   |   |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____)  | <input type="checkbox"/> Contract   | <input type="checkbox"/> Information Only             | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other          |

**BACKGROUND** (Includes description, background, and justification)

On March 4, 2021 the Georgia Department of Community Affairs approved the City of Hogansville's 2021-2041 Comprehensive Plan and would like the City Council to readopt it now.

**BUDGETING & FINANCIAL IMPACT** (Includes project costs and funding sources)

N/A

**STAFF RECOMMENDATION** (Include possible options for consideration)

Adopt the Hogansville 2021-2041 Comprehensive Plan, as required by Georgia Department of Community Affairs.

Mayor Bill Stankiewicz  
Reginald Jackson, Post 1  
Marichal Price, Post 2  
Mandy Neese, Post 3  
Mark Ayers, Post 4  
Toni Striblin, Post 5



Jonathan H. Lynn, City Manager  
Lisa Kelly, Assistant City Manager  
Alex Dixon, City Attorney  
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# RESOLUTION

of the City of Hogansville

**Whereas**, the City of Hogansville has developed and updated its twenty-year Comprehensive Plan in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989; and

**Whereas**, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

**Whereas**, the public had the opportunity for input into the Comprehensive Plan at the two required public hearings held on the 19<sup>th</sup> day of August 2019 and the 1<sup>st</sup> day of February, 2021.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and City Council shall officially adopt the updated Comprehensive Plan for the twenty-year period of 2021-2040.

So resolved this 15<sup>th</sup> day of March, 2021.

By \_\_\_\_\_

Mayor William C. Stankiewicz

Attest: \_\_\_\_\_

Lisa Kelly, Assistant City Manager