



City of Hogansville  
**City Council**  
Regular Meeting Agenda  
**Monday, August 15, 2022**

**Meeting will be held at Hogansville City Hall,  
111 High Street, Hogansville, GA 30230**

Mayor: <b>Jake Ayers</b>	2025	Interim City Manager: <b>Lisa E. Kelly</b>
Council Post 1: <b>Michael Taylor, Jr</b>	2025	City Attorney: <b>Alex Dixon</b>
Council Post 2: <b>Matthew Morgan</b>	2025	Chief of Police: <b>Jeffrey Sheppard</b>
Council Post 3: <b>Mandy Neese*</b>	2023	
Council Post 4: <b>Mark Ayers</b>	2023	
Council Post 5: <b>Toni Striblin</b>	2023	* Mayor Pro-Tem

**Regular Meeting – 7:00 pm**

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

**Consent Agenda**

All items 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 August 15, 2022
2. Approval of Minutes: Work Session Meeting August 1, 2022
3. Approval of Minutes: Regular Meeting August 1, 2022

**Presentations**

1. West End Rise Apartments - David Pfozter to Discuss Relief of Building Fees

**New Business**

1. CDBG 21 Bid Acceptance
2. West End Rise Apartments – Building Fees

**Interim City Manager's Report**

**Council Member Reports**

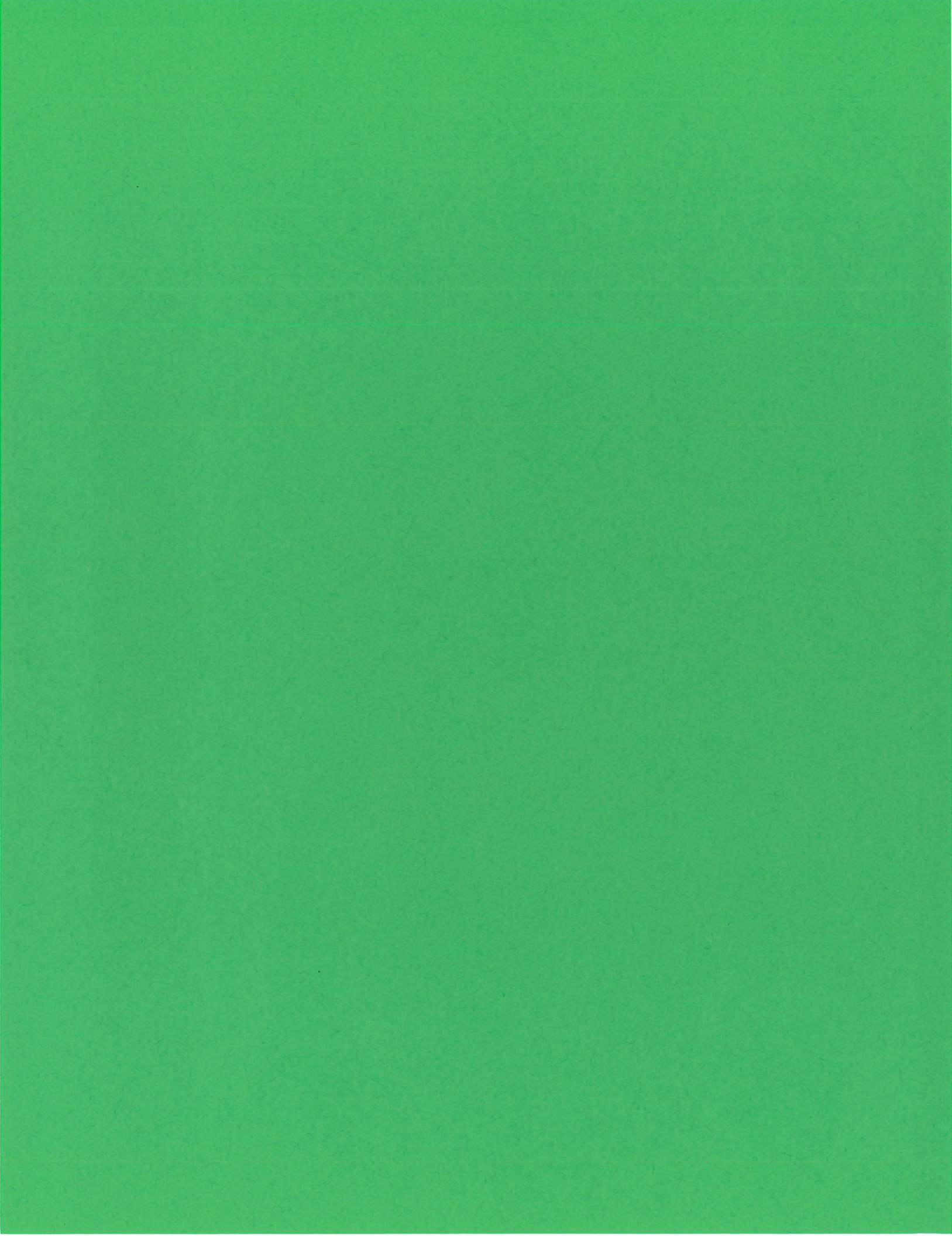
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

**Mayor's Report**

**Adjourn**

**Upcoming Dates & Events**

- August 16, 2022 | 6:30 pm – Meeting of the Historic Preservation Commission at Hogansville City Hall
- August 18, 2022 | 6:00 pm – Meeting of the Planning & Zoning Commission at Hogansville City Hall





## **Work Session Meeting**

**August 1, 2022**

*Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230*

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 5 pm. Present were Mayor Jake Ayers and Council Members Michael Taylor, Jr., Matthew Morgan, Mandy Neese, Mark Ayers and Toni Striblin. Also present were Interim City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon, and Planning & Development Director Lynne Miller.

### **DISCUSSION ITEMS**

1. Police Department Radio Communications.
  - Mr. Dean Ginn, President, Dean's Commercial Two-Way, Inc., presented his proposal to provide an 800 MHz digital Police Department radio system for \$198,715.15.
  - Chief Sheppard compared this proposal to an offer from Troup County and City of LaGrange, with two vendor options, which would cost \$250,000 for City of Hogansville participation and which would not correct Hogansville's current coverage problems.
  - Mr. Ginn said that Hogansville's "dead spots" in the coverage maps would be corrected by his proposed system.
2. Troup County School System – School Resource Officer (SRO)
  - Steve Heaton, Security Coordinator of the Troup County Board of Education presented a proposal from the BOE to provide a School Resource Officer at the Hogansville Elementary School. The BOE would pay the Hogansville Police Department \$56,000 annually, with annual increases of 3% per year, for a school resource officer to provide police and security services at the school. The BOE is making this offer to schools throughout Troup County and is in the final stages of approval.
  - Chief Sheppard noted that during the summer, the SRO would help with related community youth programs, and that the Hogansville PD could absorb any additional costs beyond the \$56,000, such as uniforms, equipment etc.
  - Mr. Heaton advised the City Council not to approve the proposed contract until later this fall when the Board of Education has formally approved it.
3. City Manager/Assistant City Manager Job Descriptions
  - Lisa Kelly distributed draft job descriptions for City Manager to fill Jonathan Lynn's vacancy, and also provided the existing Assistant City Manager job description for informational purposes.
  - It was noted that headhunter firms have been used in the past and could be used again to any extent desired in the recruitment process, such as with candidate vetting.
  - City Council were asked to review and get any suggested changes to Ms. Kelly ahead of the next City Council meeting (by August 10<sup>th</sup> for the August 15, 2022 meeting).

4. Parks and Recreation Projects.
  - Mrs. Kelly distributed a list of 2013 and 2019 SPLOST project updates.
  - 2019 SPLOST funds received to date = \$3,289,409.
5. Royal Theater/Construction Update – Lynne Miller will email Mayor and Council with info.
6. SPLOST 5 Implementation – Briefly discussed that Council should be considering proposed projects as discussions will begin soon with the County, LaGrange and West Point.
7. Turnipseed – Water/Sewer Upgrades
  - Greg Ashworth of Turnipseed Engineers provided a list of water and sewer upgrades needed between 2022 and 2037, by which time the City is projected to have added as many as 3,035 new homes.
  - Mr. Ashworth noted that the City's 1.5 million-gallon-day wastewater treatment plant will exceed permit limits occasionally after 3,000 new homes are added.
  - Mr. Ashworth suggested that the City increase its tap fees for water and sewer connection from the current \$6,000 for water and sewer combined, to \$12,000 for water and sewer combined, to help address upcoming water and sewer improvement needs.
  - The most immediate capital improvement need is a Huntcliff gravity sewer interceptor upgrade, Mr. Ashworth said. Turnipseed Engineers is seeking a contract with the City to design that gravity sewer upgrade. Design could take 8 months.
  - Ms. Kelly explained that the sewer trunk line carrying wastewater from Villages at Huntcliff and many areas leading to this area is at flow capacity, and overflow capacity during rain events. This sewer main incorporates portions of E. Main, Taliaferro Dr, Maple Dr, Poplar St, portions of Mobley Bridge Rd, and Shallow Creek Subdivision. The City will allow no future construction in Huntcliff and Shallow Creek until the main is upgraded, she said. Upgrades are needed regardless of new construction, she added.
  - The Huntcliff and Shallow Creek developers have agreed to pre-pay approximately \$1,188,000 of the \$1.2 million needed for this project, Ms. Kelly said, and will recoup those funds through tap and development fees the developers pass along to the new homeowners; provided the City agrees to issue certificates of occupancy for new units that otherwise meet all City codes.
  - Engineering fees for this 2,750 -foot, \$1.2 million interceptor upgrade will be approximately \$102,000 including design, bid services and construction monitoring. The engineering cost and remaining \$114,000 of the \$1.2 million construction cost would be paid from City SPLOST.

#### **ADJOURNMENT**

With unanimous consent, Mayor Ayers adjourned the meeting at 6:55 pm.

Respectfully submitted,



Lynne Miller, AICP  
Planning & Development Director

August 1, 2022



## **Regular Meeting**

**August 1, 2022**

*Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230*

**Call to Order, Invocation and Pledge:** Mayor Jake Ayers called the meeting to order at 7 pm. Present were Mayor Ayers and Council Members Michael Taylor, Matthew Morgan, Mandy Neese, Mark Ayers and Toni Striblin. Also present were Interim City Manager Lisa Kelly, Police Chief Jeff Sheppard, Planning & Development Director Lynne Miller, and City Attorney Alex Dixon. An invocation and pledge of allegiance followed the call to order.

### **Consent Agenda**

**Motion:** Toni Striblin moved that Consent Agenda be approved, including: (1) the regular meeting agenda for August 1, 2022 as presented; and (2) minutes of the regular meeting held July 18, 2022. Mandy Neese seconded the motion.

**Discussion:** None.

**Roll Call Vote:** Taylor (Yea), Morgan (Yea), Neese (Yea), M. Ayers (Yea) and Striblin (Yea).

**Motion Passed:** 5-0.

### **Presentation**

Downtown Development Authority Director Jason Stewart spoke briefly to the City Council, noting that the DDA has 7 members who meet 4<sup>th</sup> Thursdays monthly at City Hall to promote the downtown core. Public are welcome at these meetings. The DDA's purpose is to increase traffic in the City's downtown area, which he called "the City's amenity package." Mr. Stewart listed recent and ongoing DDA activities, including:

- April 4, 2022 Strategic Planning Session that yielded near-term goals of promoting downtown beautification, sidewalks and landscaping, with City of Hogansville help.
- Business Spotlight, which digitally promotes individual downtown businesses.
- Elm Street property given to the DDA in 2004. The DDA would like to put this 1.7-acre property to best use, Mr. Stewart noted, but will wait for adoption of the City's Unified Development Ordinance, which may affect zoning.
- DDA's role as conduit for John Hardy Jones' donations of 101 North Hwy 29 property and \$9,500 to demolish the former filling station there for the City's planned Clock Pocket Park.
- Regular downtown programming including Farmers' Markets on Sept 10, Sept 17 and October 1 and Hummingbird Festival's 5K run at the Tower Trail on October 1. Oct 24 will be a Halloween themed Farmers Market, Nov 12 a Quilt Walk and Farmers Market, Dec 3 a Winter Parade, and Dec 11 a winter-themed Farmers Market.

Mr. Stewart recognized Mr. Alan Boyer and thanked Mr. Boyer for his 15 years on the DDA and hard work as a Hummingbird Festival volunteer.

August 1, 2022

### Executive Session

1. Litigation Exemption

**Motion:** Michael Taylor moved that the City Council go into Executive Session to discuss litigation. Matthew Morgan seconded the motion.

**Discussion:** None

**Roll Call Vote:** Taylor (Yea), Morgan (Yea), Neese (Yea), M. Ayers (Yea) and Striblin (Yea).

**Motion Passed:** 5-0.

### Old Business

1. MEAG Tender Option.

**Motion:** Mandy Neese moved that the City Council choose not to support MEAG tender offers SPVP, SPVM and SPVJ. Mark Ayers seconded the motion.

**Discussion:** None.

**Roll Call Vote:** Taylor (Yea), Morgan (Yea), Neese (Yea), M. Ayers (Yea) and Striblin (Yea).

**Motion Passed:** 5-0.

### New Business

1. MEAG Municipal Competitive Trust Authorized Officials

**Motion:** Mandy Neese moved that the City Council authorize Mayor Jake Ayers and Interim City Manager Lisa Kelly (together, the "Authorized Officials"), to communicate City decisions with respect to MEAG's Municipal Competitive Trust. Mark Ayers seconded the motion.

**Discussion:** None.

**Roll Call Vote:** Taylor (Yea), Morgan (Yea), Neese (Yea), M. Ayers (Yea) and Striblin (Yea).

**Motion Passed:** 5-0.

2. Proposal for Engineering Services.

**Motion:** Mandy Neese moved that the City Council engage Turnipseed Engineers to provide engineering services for a new sewer main at Huntcliff subdivision, at a cost not to exceed 8.5% of the construction cost of the main; and that the City pay \$114,000 toward the cost of constructing the sewer main through SPLOST, with Huntcliff and Shallow Creek developers paying the balance of the projected \$1.2 million construction cost. Michael Taylor seconded the motion.

**Discussion:** Ms. Kelly explained that the sewer trunk line carrying wastewater from Huntcliff and many areas leading to this area is at flow capacity, and overflow capacity during rain events. This sewer main incorporates portions of E. Main, Taliaferro Dr, Maple Dr, Poplar St, portions of Mobley Bridge Rd, and Shallow Creek Subdivision.

The Huntcliff and Shallow Creek developers have agreed to pre-pay approximately \$1,188,000 of the \$1,200,000 needed, Ms. Kelly said; provided the City agrees to issue certificates of occupancy for new units that otherwise meet all City codes. The developers will recoup their share of the sewer main construction through tap fees.

Engineering fees for this 2,750 -foot, \$1.2 million interceptor upgrade will be approximately \$102,000 including design, bid services and construction monitoring. The engineering cost and remaining \$114,000 of the \$1.2 million construction cost would be paid from City SPLOST.

**Roll Call Vote:** Taylor (Yea), Morgan (Yea), Neese (Yea), M. Ayers (Yea) and Striblin (Yea).

**Motion Passed:** 5-0.

3. Police Department Radio Communications

**Motion:** Mandy Neese moved that the City Council authorize a not to exceed amount of \$240,000 to upgrade the police department's radios. Michael Taylor seconded the motion.

**Discussion:** Lisa Kelly noted that this amount is built into the City budget.

**Roll Call Vote:** Taylor (Yea), Morgan (Yea), Neese (Yea), M. Ayers (Yea) and Striblin (Yea).

**Motion Passed:** 5-0.

4. Troup County School System – School Resource Officer (SRO)

**Motion:** Mandy Neese moved that the City Council strike this item from the agenda. Matthew Morgan seconded the motion.

**Discussion:** None.

**Roll Call Vote:** Taylor (Yea), Morgan (Yea), Neese (Yea), M. Ayers (Yea) and Striblin (Yea).

**Motion Passed:** 5-0.

**Adjourn**

**Motion:** Mark Ayers moved that the meeting be adjourned. Mandy Neese seconded the motion.

**Discussion:** None.

**Roll Call Vote:** Taylor (Yea), Morgan (Yea), Neese (Yea), M. Ayers (Yea) and Striblin (Yea).

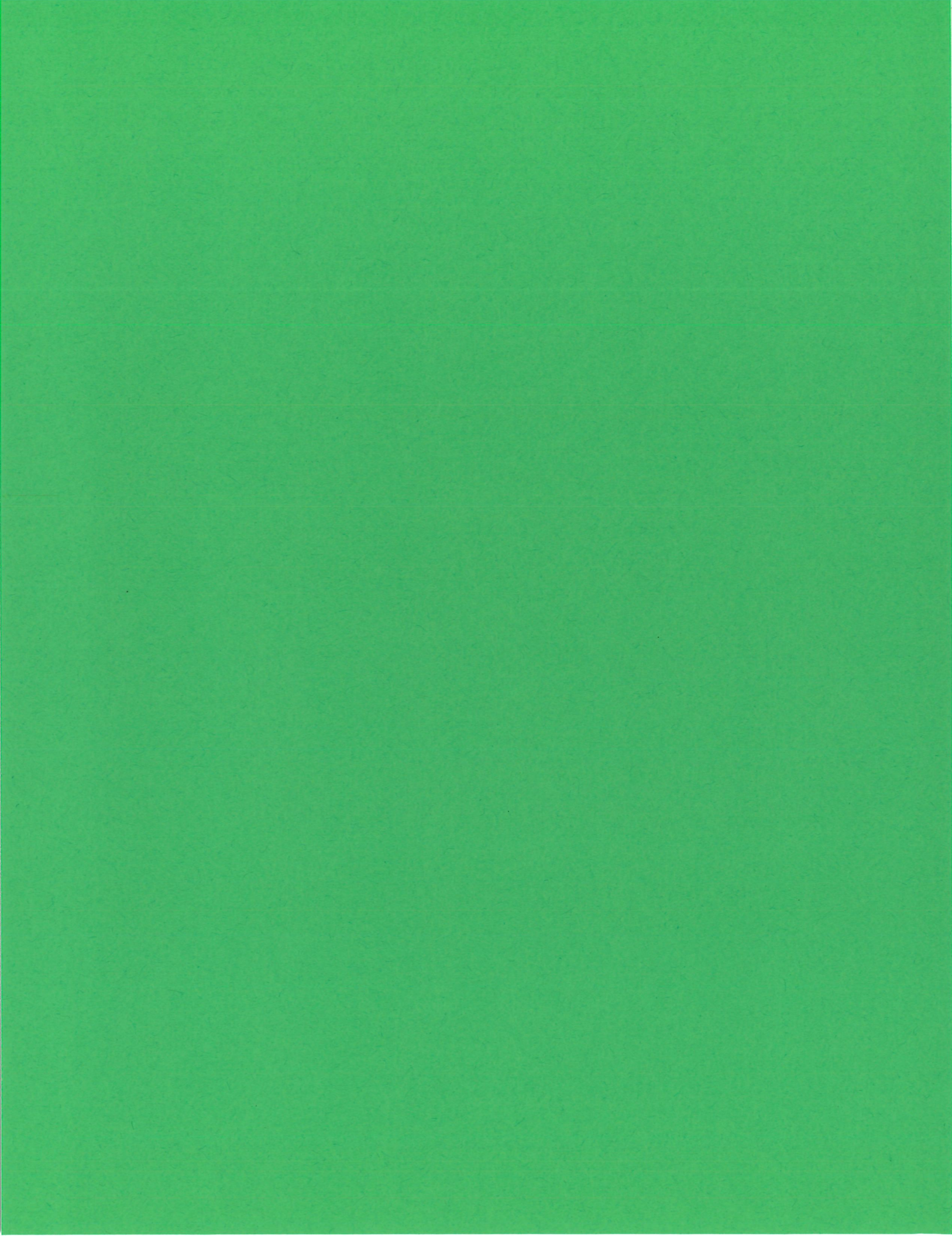
**Motion Passed:** 5-0.

Mayor Jake Ayers adjourned the meeting at 7:55 pm.

Respectfully submitted,



Lynne Miller, AICP  
Planning & Development Director







ATLANTA  
AUGUSTA  
ST. SIMONS ISLAND

August 11, 2022

Mayor and Council  
City of Hogansville  
111 High Street  
Hogansville, Georgia 30230

Attention: Mrs. Lisa Kelly, Assistant City Manager / City Clerk

Re: City of Hogansville  
Water System Improvements - FY2021 CDBG  
Project No. 202360

We have checked the bids received July 14, 2022, on subject project. Below is a tabulation of the bids received.

<i><b>Contractor</b></i>	<i><b>Total Amount Bid</b></i>
1. Crawford Grading and Pipeline, Inc. Luthersville, Georgia	\$1,812,180.00
2. Smith Pipeline, Inc. Palmetto, Georgia	\$1,916,950.00
3. RDJE, Inc. Newnan, Georgia	\$2,432,820.00

As indicated, the low bidder is Crawford Grading and Pipeline, Inc. of Luthersville, Georgia. The low bidder appears to have adequate experience, technical ability and financial capability to complete the project. However, the low bid amount exceeds the available funds for construction.

During the bid evaluation period, we worked with the low bidder to reduce the scope of work and reduce cost. Based on negotiations with the low bidder, proposed Change Order No. One was prepared to reduce the contract amount to \$1,771,560.00. A copy of the proposed change order is enclosed and will be incorporated into the contract documents.

City of Hogansville, Georgia  
WSI FY21 CDBG/Project No. 202360

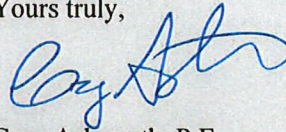
August 11, 2022  
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We recommend contract award be made to the low bidder, Crawford Grading and Pipeline, Inc. of Luthersville, Georgia, in the amount of \$1,771,560.00 with Change Order No. One.

We are also enclosing a certified copy of the bid tabulation for all bids received, a project cost summary and a sample resolution the City should consider adopting to award the contract. If the City awards the project, please forward us a copy of the City's signed resolution to award and we will prepare the contracts.

If you have any questions concerning our recommendations, please call us.

Yours truly,



Greg Ashworth, P.E.  
Turnipseed Engineers

GJA:ac  
Enclosures

**RESOLUTION**

WHEREAS bids were received by the City of Hogansville July 14, 2022, for the Water System Improvements - FY2021 CDBG, and

WHEREAS the low, responsible, responsive bidder is Crawford Grading and Pipeline, Inc. of Luthersville, Georgia with a bid in the amount of \$1,812,180.00, and

WHEREAS the low bidder, Crawford Grading and Pipeline, Inc., appears to have the necessary financial and technical ability to complete the project,

WHEREAS it is necessary for the City of Hogansville to reduce the scope of the work by change order and to make certain revisions to the contract designated as Change Order No. One, and

BE IT THEREFORE resolved the City of Hogansville hereby makes contract award of the construction contract to the low bidder, Crawford Grading and Pipeline, Inc. of Luthersville, Georgia, in the amount of \$1,771,560.00 with Change Order No. One.

THIS RESOLUTION was passed by a vote of \_\_\_\_ to \_\_\_\_ at a regular meeting of the Mayor and Council on \_\_\_\_\_.


**CITY OF HOGANSVILLE**

\_\_\_\_\_  
Jake Ayers, *Mayor*

Attest: \_\_\_\_\_  
*City Clerk*

CITY OF HOGANSVILLE, GEORGIA  
 WATER SYSTEM IMPROVEMENTS  
 FY2021 CDBG WATER LINES  
 PROJECT NO. 202360  
 CERTIFIED BID TABULATION  
 BIDS RECEIVED JULY 14, 2022

THIS IS TO CERTIFY THAT THIS  
 IS A CORRECT TABULATION

  
 Greg Ashworth, P.E.  
 Turnipseed Engineers  
 Atlanta, Georgia

CITY OF HOGANSVILLE, GEORGIA  
 WATER SYSTEM IMPROVEMENTS

Crawford Grading and Pipeline, Inc.  
 Luthersville, Georgia

Smith Pipeline, Inc.  
 Palmetto, Georgia

For furnishing all materials and equipment and performing all labor necessary for constructing the Water System Improvements as shown on the Drawings and as specified for the following unit prices and approximate quantities shown.

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1.			PVC WATER LINE				
a.	2,300	LF	8" Pipe Line (Class 235 SDR 18)	\$65.00	\$149,500.00	\$72.00	\$165,600.00
b.	12,900	LF	6" Pipe Line (Class 235 SDR 18)	\$50.00	\$645,000.00	\$62.00	\$799,800.00
2.			DUCTILE IRON WATER LINE				
a.	100	LF	6" Pipe Line and/or F.H. Lead	\$43.00	\$4,300.00	\$36.00	\$3,600.00
b.	205	LF	6" M.J. / R.J. Ductile Iron Water Line	\$177.00	\$36,285.00	\$54.00	\$11,070.00
3.	5.0	TON	MECHANICAL JOINT FITTINGS	\$1.00	\$5.00	\$18,400.00	\$92,000.00
4.	50.0	CY	CONCRETE BLOCKING	\$366.00	\$18,300.00	\$325.00	\$16,250.00
5.			STEEL CASING (0.250" w.t.) INSTALL BY JACK AND BORE				
a.	50	LF	14"	\$475.00	\$23,750.00	\$250.00	\$12,500.00
b.	200	EA	12"	\$415.00	\$83,000.00	\$190.00	\$38,000.00
6.			RESILIENT SEATED GATE VALVES				
a.	10	EA	8" G.V. and V.B.	\$2,400.00	\$24,000.00	\$1,925.00	\$19,250.00
b.	64	EA	6" G.V. and V.B.	\$1,500.00	\$96,000.00	\$1,545.00	\$98,880.00
c.	1	EA	2" G.V. and V.B.	\$950.00	\$950.00	\$1,500.00	\$1,500.00
7.	20	EA	Install 3-Way Fire Hydrant on New 6" Line (Include Fire Hydrant, D.I. Fittings, Locking Tee, Megalugs, Locking Adapter and Stone)	\$5,000.00	\$100,000.00	\$4,225.00	\$84,500.00
8.			CONNECT TO EXISTING WATER LINES				
a.	2	EA	8"	\$3,000.00	\$6,000.00	\$3,500.00	\$7,000.00
b.	11	EA	6"	\$2,200.00	\$24,200.00	\$3,500.00	\$38,500.00
c.	1	EA	2"	\$1,550.00	\$1,550.00	\$2,500.00	\$2,500.00
9.			TAPPING SADDLE				
a.	1	EA	6" x 2"	\$2,100.00	\$2,100.00	\$2,000.00	\$2,000.00
10.			REMOVE AND REPLACE				
a.	400	LF	Asphalt Roadway	\$102.00	\$40,800.00	\$130.00	\$52,000.00
b.	120	LF	Asphalt Driveway	\$120.00	\$14,400.00	\$75.00	\$9,000.00
c.	510	LF	Concrete Sidewalk	\$110.00	\$56,100.00	\$55.00	\$28,050.00
d.	1,020	LF	Concrete Driveway	\$71.00	\$72,420.00	\$55.00	\$56,100.00
e.	10	LF	Stone Walk	\$85.00	\$850.00	\$125.00	\$1,250.00
f.	4	EA	Handicap Ramps	\$1,000.00	\$4,000.00	\$1,500.00	\$6,000.00
g.	300	LF	Gravel	\$27.00	\$8,100.00	\$25.00	\$7,500.00
11.			FREE BORE				
a.	34	EA	6" (<50' in addition to pipe)	\$2,500.00	\$85,000.00	\$700.00	\$23,800.00
b.	3	EA	6" (>50' in addition to pipe)	\$6,800.00	\$20,400.00	\$4,000.00	\$12,000.00

CITY OF HOGANSVILLE, GEORGIA WATER SYSTEM IMPROVEMENTS				Crawford Grading and Pipeline, Inc. Luthersville, Georgia	Smith Pipeline, Inc. Palmetto, Georgia		
ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
12.			SOIL EROSION AND SEDIMENT CONTROL				
a.	12,700	LF	Grassing for Water Mains	\$1.40	\$17,780.00	\$3.00	\$38,100.00
b.	8	EA	Haybale Check Dam, Cd-Hb	\$210.00	\$1,680.00	\$200.00	\$1,600.00
c.	16	EA	Inlet Sediment Trap, Sd2-P	\$250.00	\$4,000.00	\$250.00	\$4,000.00
d.	500	LF	Silt Fence, Sdl-S	\$11.00	\$5,500.00	\$7.00	\$3,500.00
e.	200	SY	Riprap, Rp	\$35.00	\$7,000.00	\$60.00	\$12,000.00
13.			STORMWATER MONITORING				
a.	1	LS	Monitoring Sites (Establishing, Constructing and Operating All Sites, Prepare and Submit Notice of Intent and Notice of Termination and all land disturbing fees per Section 3.16)	\$22,500.00	\$22,500.00	\$25,000.00	\$25,000.00
b.	10	EA	Sampling Events	\$702.00	\$7,020.00	\$500.00	\$5,000.00
14.			SERVICE CONNECTIONS AND RECONNECTIONS				
a.	2,700	LF	¾" Service Line (PEX)	\$20.00	\$54,000.00	\$10.00	\$27,000.00
b.	300	LF	1" Service Line (PEX)	\$26.00	\$7,800.00	\$13.00	\$3,900.00
c.	1,100	LF	2" PVC Schedule 40 Casing	\$5.00	\$5,500.00	\$10.00	\$11,000.00
d.	43	EA	Service Bores (In addition to items a, b, c, and f)	\$500.00	\$21,500.00	\$750.00	\$32,250.00
e.	1,700	LF	Grassing Service Lines	\$4.00	\$6,800.00	\$3.50	\$5,950.00
f.	108	EA	Reconnect Services (including pipe saddle, corporation stop and curb stop)	\$775.00	\$83,700.00	\$1,000.00	\$108,000.00
Subtotal Amount Bid, Items 1 through 14 Inclusive, the amount of:					\$1,761,790.00		\$1,865,950.00
Extra Work if Ordered by Engineer							
ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
15.			INSERT VALVES				
a.	1	EA	8"	\$12,970.00	\$12,970.00	\$11,750.00	\$11,750.00
b.	1	EA	6"	\$12,450.00	\$12,450.00	\$10,450.00	\$10,450.00
c.	1	EA	4"	\$11,020.00	\$11,020.00	\$9,800.00	\$9,800.00
16.	100	LF	SOD	\$30.00	\$3,000.00	\$50.00	\$5,000.00
17.	1	EA	RELOCATE EXISTING FIRE HYDRANT TO NEW WATER LINE (INCLUDING D.I. FITTINGS, LOCKING TEE, MEGALUGS, LOCKING ADAPTER, STONE, AND CONNECTION TO NEW LINE)	\$2,750.00	\$2,750.00	\$2,000.00	\$2,000.00
18.	100	CY	ROCK EXCAVATION	\$60.00	\$6,000.00	\$60.00	\$6,000.00
19.	40	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including excavation and removal of unsuitable soil)	\$55.00	\$2,200.00	\$150.00	\$6,000.00
Subtotal Amount Bid, Items 15 through 19 Inclusive, the amount of:					\$50,390.00		\$51,000.00
<b>TOTAL AMOUNT BID, ITEMS 1 THROUGH 19 INCLUSIVE, THE AMOUNT OF:</b>					<b>\$1,812,180.00</b>		<b>\$1,916,950.00</b>

Note: The Owner reserves the right to make certain changes in the work for the purpose of making an award. Each bidder must fill in the amount as required below.

**ALTERNATE BID ITEM**

The Owner reserves the right to add the following alternate bid items to the work for the purpose of making contract award. Award of the contract may be with or without these items. Each bidder must fill in the unit price amount for each item below.

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
ALT-1			Ductile Iron Water Line (Class 350)				
a.	2,300	LF	8"	\$78.00	\$179,400.00	\$100.00	\$230,000.00
b.	12,900	LF	6"	\$64.00	\$825,600.00	\$90.00	\$1,161,000.00
Total Amount Bid Alternate A-1, the amount of:					\$1,005,000.00		\$1,391,000.00

**CITY OF HOGANSVILLE, GEORGIA  
WATER SYSTEM IMPROVEMENTS**

**RDJE, Inc.  
Newnan, Georgia**

For furnishing all materials and equipment and performing all labor necessary for constructing the Water System Improvements as shown on the Drawings and as specified for the following unit prices and approximate quantities shown.

**ITEM**

<b>NO.</b>	<b>QTY.</b>	<b>UNITS</b>	<b>DESCRIPTION</b>	<b>UNIT COST</b>	<b>TOTAL COST</b>
1.			PVC WATER LINE		
a.	2,300	LF	8" Pipe Line (Class 235 SDR 18)	\$112.00	\$257,600.00
b.	12,900	LF	6" Pipe Line (Class 235 SDR 18)	\$75.00	\$967,500.00
2.			DUCTILE IRON WATER LINE		
a.	100	LF	6" Pipe Line and/or F.H. Lead	\$55.00	\$5,500.00
b.	205	LF	6" M.J. / R.J. Ductile Iron Water Line	\$92.00	\$18,860.00
3.	5.0	TON	MECHANICAL JOINT FITTINGS	\$7,700.00	\$38,500.00
4.	50.0	CY	CONCRETE BLOCKING	\$400.00	\$20,000.00
5.			STEEL CASING (0.250" w.t.) INSTALL BY JACK AND BORE		
a.	50	LF	14"	\$575.00	\$28,750.00
b.	200	EA	12"	\$490.00	\$98,000.00
6.			RESILIENT SEATED GATE VALVES		
a.	10	EA	8" G.V. and V.B.	\$3,500.00	\$35,000.00
b.	64	EA	6" G.V. and V.B.	\$2,600.00	\$166,400.00
c.	1	EA	2" G.V. and V.B.	\$1,550.00	\$1,550.00
7.	20	EA	Install 3-Way Fire Hydrant on New 6" Line (Include Fire Hydrant, D.I. Fittings, Locking Tee, Megalugs, Locking Adapter and Stone)	\$6,600.00	\$132,000.00
8.			CONNECT TO EXISTING WATER LINES		
a.	2	EA	8"	\$4,200.00	\$8,400.00
b.	11	EA	6"	\$2,150.00	\$23,650.00
c.	1	EA	2"	\$2,125.00	\$2,125.00
9.			TAPPING SADDLE		
a.	1	EA	6" x 2"	\$2,035.00	\$2,035.00
10.			REMOVE AND REPLACE		
a.	400	LF	Asphalt Roadway	\$220.00	\$88,000.00
b.	120	LF	Asphalt Driveway	\$220.00	\$26,400.00
c.	510	LF	Concrete Sidewalk	\$66.00	\$33,660.00
d.	1,020	LF	Concrete Driveway	\$96.00	\$97,920.00
e.	10	LF	Stone Walk	\$205.00	\$2,050.00
f.	4	EA	Handicap Ramps	\$3,750.00	\$15,000.00
g.	300	LF	Gravel	\$55.00	\$16,500.00
11.			FREE BORE		
a.	34	EA	6" (<50' in addition to pipe)	\$1,260.00	\$42,840.00
b.	3	EA	6" (>50' in addition to pipe)	\$3,780.00	\$11,340.00
12.			SOIL EROSION AND SEDIMENT CONTROL		
a.	12,700	LF	Grassing for Water Mains	\$3.40	\$43,180.00
b.	8	EA	Haybale Check Dam, Cd-Hb	\$25.00	\$200.00
c.	16	EA	Inlet Sediment Trap, Sd2-P	\$140.00	\$2,240.00
d.	500	LF	Silt Fence, Sdl-S	\$4.00	\$2,000.00
e.	200	SY	Riprap, Rp	\$94.00	\$18,800.00

**CITY OF HOGANSVILLE, GEORGIA  
WATER SYSTEM IMPROVEMENTS**

**RDJE, Inc.  
Newnan, Georgia**

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST
13.			STORMWATER MONITORING		
a.	1	LS	Monitoring Sites (Establishing, Constructing and Operating All Sites, Prepare and Submit Notice of Intent and Notice of Termination and all land disturbing fees per Section 3.16)	\$6,100.00	\$6,100.00
b.	10	EA	Sampling Events	\$95.00	\$950.00
14.			SERVICE CONNECTIONS AND RECONNECTIONS		
a.	2,700	LF	¾" Service Line (PEX)	\$10.00	\$27,000.00
b.	300	LF	1" Service Line (PEX)	\$13.00	\$3,900.00
c.	1,100	LF	2" PVC Schedule 40 Casing	\$24.00	\$26,400.00
d.	43	EA	Service Bores (In addition to items a, b, c, and f)	\$930.00	\$39,990.00
e.	1,700	LF	Grassing Service Lines	\$3.00	\$5,100.00
f.	108	EA	Reconnect Services (including pipe saddle, corporation stop and curb stop)	\$625.00	\$67,500.00
Subtotal Amount Bid, Items 1 through 14 Inclusive, the amount of:					\$2,382,940.00

**Extra Work if Ordered by Engineer**

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST
15.			INSERT VALVES		
a.	1	EA	8"	\$12,750.00	\$12,750.00
b.	1	EA	6"	\$11,200.00	\$11,200.00
c.	1	EA	4"	\$10,500.00	\$10,500.00
16.	100	LF	SOD	\$42.00	\$4,200.00
17.	1	EA	RELOCATE EXISTING FIRE HYDRANT TO NEW WATER LINE (INCLUDING D.I. FITTINGS, LOCKING TEE, MEGALUGS, LOCKING ADAPTER, STONE, AND CONNECTION TO NEW LINE)	\$1,310.00	\$1,310.00
18.	100	CY	ROCK EXCAVATION	\$60.00	\$6,000.00
19.	40	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including excavation and removal of unsuitable soil)	\$98.00	\$3,920.00
Subtotal Amount Bid, Items 15 through 19 Inclusive, the amount of:					\$49,880.00
<b>TOTAL AMOUNT BID, ITEMS 1 THROUGH 19 INCLUSIVE, THE AMOUNT OF:</b>					<b>\$2,432,820.00</b>

Note: The Owner reserves the right to make certain changes in the work for the purpose of making an award. Each bidder must fill in the amount as required below.

**ALTERNATE BID ITEM**

The Owner reserves the right to add the following alternate bid items to the work for the purpose of making contract award. Award of the contract may be with or without these items. Each bidder must fill in the unit price amount for each item below.

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST
ALT-1			Ductile Iron Water Line (Class 350)		
a.	2,300	LF	8"	\$125.00	\$287,500.00
b.	12,900	LF	6"	\$92.00	\$1,186,800.00
Total Amount Bid Alternate A-1, the amount of:					\$1,474,300.00

**CHANGE ORDER NO. ONE  
AUGUST 11, 2022**

**OWNER: CITY OF HOGANSVILLE, GEORGIA**  
**PROJECT: WATER SYSTEM IMPROVEMENTS - FY2021 CDBG**  
**PROJECT NO. 202360**

**CONTRACTOR: CRAWFORD GRADING AND PIPELINE, INC.**

The following quantities of work items are hereby deducted from the contract:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1.			PVC WATER LINE		
a.	(600)	LF	6" PVC (Class 235 DR18)	\$50.00	(\$30,000.00)
2.			DUCTILE IRON WATER LINE		
b.	(60)	LF	6" M.J. / R.J. DUCTILE IRON WATER LINE	\$177.00	(\$10,620.00)
<b>Total Change In Contract Amount:</b>					<b>(\$40,620.00)</b>
<b>Original Contract Amount:</b>					<b>\$1,812,180.00</b>
<b>Revised Contract Amount with Change Order No. One:</b>					<b>\$1,771,560.00</b>

Change in Contract Time: None

Reason for Change: Reduce scope of project to meet budget restraints

Requested by:

\_\_\_\_\_  
Crawford Grading and Pipeline, Inc.

\_\_\_\_\_  
Date

Recommended by:

\_\_\_\_\_  
Turnipseed Engineers

\_\_\_\_\_  
Date

Accepted by:

\_\_\_\_\_  
City of Hogansville, Georgia

\_\_\_\_\_  
Date



CITY OF HOGANSVILLE, GEORGIA  
 WATER SYSTEM IMPROVEMENTS  
 PROJECT NO. 202385

PROJECT COST SUMMARY

CONSTRUCTION COSTS	TOTAL	FUNDING SOURCE			
		GEFA	SLFRF	BOND	LOCAL
<b>BID PRICES RECEIVED</b>					
Water Meter Replacement	\$485,000.00			\$485,000.00	
Bass Cross Road Water Line - Smith Pipeline, Inc.	\$2,189,230.00	\$389,230.00	\$1,800,000.00		
CDBG Water Lines - Crawford Grading & Pipeline, Inc.	\$1,771,560.00			\$649,360.00	\$372,200.00
					\$750,000.00
<b>ESTIMATED COSTS</b>					
Booster Pump Station	\$400,000.00	\$100,000.00	\$300,000.00		
Ground Storage Tank (500,000 gallons)	\$700,000.00	\$700,000.00			
Elevated Storage Tank (500,000 gallons)	\$1,500,000.00	\$1,500,000.00			
Water Line Replacement	\$0.00	\$0.00			
SCADA Additions	\$50,000.00	\$50,000.00			
Replace Existing PRV / Control Valve	\$25,000.00	\$25,000.00			
	\$7,120,790.00	\$2,764,230.00	\$2,100,000.00	\$1,134,360.00	\$372,200.00
					\$750,000.00
Contingencies	\$222,210.00	\$169,470.00		\$52,740.00	
Engineering	\$465,800.00			\$465,800.00	
Inspection	\$229,100.00			\$229,100.00	
D.O.T. Permits, Right-of-Way Certification	\$10,000.00			\$10,000.00	
Preliminary Engineering Report	\$10,500.00			\$10,500.00	
Environmental Report	\$7,500.00			\$7,500.00	
Funding Assistance	\$20,000.00			\$20,000.00	
Legal/Administrative	\$25,000.00			\$25,000.00	
Grant Administration	\$45,000.00			\$45,000.00	
<b>Estimated Project Cost</b>	<b>\$8,155,900.00</b>	<b>\$2,933,700.00</b>	<b>\$2,100,000.00</b>	<b>\$2,000,000.00</b>	<b>\$372,200.00</b>
					<b>\$750,000.00</b>
<b>DING SUMMARY</b>					
Bond	\$2,000,000.00			\$2,000,000.00	
GEFA (Includes \$700,000 Grant)	\$2,933,700.00	\$2,933,700.00			
SLFRF Grant	\$2,100,000.00		\$2,100,000.00		
CDBG Grant	\$750,000.00				\$750,000.00
Local CDBG Match	\$372,200.00				\$372,200.00
	<b>\$8,155,900.00</b>				

Prepared by:  
 Turnspeed Engineers  
 Atlanta, Georgia  
 August 11, 2022

## LeAnn Lehigh

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**From:** Lisa Kelly  
**Sent:** Wednesday, August 10, 2022 11:23 AM  
**To:** LeAnn Lehigh  
**Subject:** FW: Pfozter Properties Hogansville Proposal

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**From:** David Pfozter <david@pfozterproperties.com>  
**Sent:** Monday, August 1, 2022 10:07 AM  
**To:** Lisa Kelly <lisa.kelly@cityofhogansville.org>  
**Cc:** Wes Barnett <wes@pfozterproperties.com>; Seth Stringham <seth@pfozterproperties.com>; Jake Ayers <jake.ayers@cityofhogansville.org>  
**Subject:** Re: Pfozter Properties Hogansville Proposal

Lisa/Jake,  
See below can we get the committee together this Wed 11am so this can be finalized? Thanks

David Pfozter  
Pfozter Properties LLC  
Cell: 302-740-0544  
[www.pfozterproperties.com](http://www.pfozterproperties.com)

On Jul 27, 2022, at 4:05 PM, Seth Stringham <[seth@pfozterproperties.com](mailto:seth@pfozterproperties.com)> wrote:

Lisa,

Thank you for your time this morning. We have a few things we would like the city to consider. There are several grants that we would like for the city to apply for that would help us and the other citizens.

1. Georgia Infrastructure Bank- Provides grants and loans to highly competitive transportation projects that have enhanced mobility and driven economic development in local communities throughout Georgia. <https://www.srta.ga.gov/gtib/#1631806082864-f3b55917-2dff>
2. Georgia Community Block Grant - Provides funding for local government to create housing <https://www.dca.ga.gov/community-economic-development/funding-programs/community-development-block-grants-cdbg>

3. REBC Grant Program -Up to \$50k for landscaping improvement on state right of way. <http://www.dot.ga.gov/IS/Funding/REBC#tab-1>
4. Assistance to Firefighters Grants- Provides money for training and equipment for emergency personnel. <https://www.fema.gov/grants/preparedness/firefighters/assistance-grants-->
5. Redevelopment Fund-Can provide up to \$750k loan @3% for public private partnership to fight blight. <https://www.dca.ga.gov/community-economic-development/funding-programs/community-development-block-grants-cdbg-0>

We would like to propose turning some of the road into 1-way with the addition of a bike lane to create a Complete Street. By turning the roads into 1-ways, we would improve traffic flow, reduce the need for more expensive road widening and provide a safe place for individuals who use alternative transportation. Cities that implement Complete Streets see significant increase in ROI vs standard infrastructure. By making Elm Street specifically 1-way with a bike lane it would provide more access to Strozier Park for those who don't want to drive. See example <https://www.aarp.org/livable-communities/getting-around/info-2018/complete-street-example.html> A grant is available to help implement this plan here <https://www.grants.gov/web/grants/search-grants.html>

With a complete street in mind, we would like to request the asphalt engineering plans/specs for the roads. We would like to be able to match the look the city will be doing. For the road that is sinking due to the new sewer, we feel that the financial burden should not fall to us for a project that was completed properly before we have started our project. With the grants that have been suggested, the city could pay to have them fixed properly without a financial burden to us or the city.

For the tap fees, we would propose to pay for the initial one tap into the water main and sewer as well as the meters for the individual units. We believe that the monthly bill should cover upkeep of the current system and that repeat tap fee would not provide benefit to the project.

to reduce the appearance of bribery or any other kickbacks, we request the council members who own or work for any company which could provide services for the project, like road work, remove themselves for conflict of interest.

Thank you so much for your help and we look forward to making Hogansville a wonderful city!

--

Seth Stringham, MBA  
Business Analyst  
(706)540-5844  
Pfozter Properties LLC