



City of Hogansville  
**City Council**  
Work Session Meeting Agenda  
**Monday, October 3, 2022**

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

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

**Work Session Meeting – 6:00 pm**

**Order of Business**

1. Discussion of Tap Fees
2. SPLOST 6 Discussion
3. Discussion of SCADA System Bids



ATLANTA  
AUGUSTA  
ST. SIMONS ISLAND

October 3, 2022

Mrs. Lisa Kelly  
Interim City Manager  
City of Hogansville  
111 High Street  
Hogansville, Georgia 30230

Re: City of Hogansville  
Miscellaneous Services  
Project No. 311731

Dear Mrs. Kelly:

On the enclosed tables, we are providing a summary of our discussion regarding recommended tap and development fees. Table One provides a simplified summary of total water and sewer connection cost for each meter size. Based on our conversations, Table Two fees should also be forwarded to City Council for adoption consideration. Table Three provides more detail on the recommended residential connection rates and Table Four provides more detail on the recommended commercial connection rates.

We are also enclosing tables showing water and sewer tap fees from other municipalities that make their tap fees publicly available via the internet. If you have any questions or need additional information, please call us.

Yours truly,

A handwritten signature in blue ink, appearing to read "Greg Ashworth", is written over a light blue horizontal line.

Greg Ashworth, P.E.

GJA:ac  
Enclosures

**Table One – City of Hogansville Total Connection Fees**

<i>Pipe Size</i>	<i>¾"</i>	<i>1"</i>	<i>2"</i>	<i>3"</i>	<i>4"</i>	<i>6"</i>
Water	\$2,500	\$2,500	\$13,000	\$30,000	\$45,000	\$85,000
Sewer	\$9,200	\$9,200	\$20,000	\$67,000	\$85,000	\$125,000
<b>Total</b>	<b>\$11,700</b>	<b>\$11,700</b>	<b>\$33,000</b>	<b>\$97,000</b>	<b>\$130,000</b>	<b>\$210,000</b>

**Table Two – Additional Fees for Consideration**

<i>Item</i>	<i>Description</i>	<i>Cost</i>
1.	Development Fee for all lots due at Land Disturbance Permit Issuance	\$600
2.	Cost of construction be pass through to the developer for electric build out	
3.	Electric Tap Fees	
	a. (R-2, R-3)	\$750
	b. (R-1 and small commercial)	\$1,500
	c. Large Commercial (3 Phase or Demand Meters)	Call City Hall for Pricing

**Table Three – Detailed City of Hogansville’s Recommended Residential Connection Fees**

<i>Residential</i>	<i>Water Tap Fee</i>	<i>Water Capacity Fee</i>	<i>Sewer Tap Fee</i>	<i>Sewer Capacity Fee</i>	<i>Total</i>
Proposed	\$1,500	\$1,000	\$1,500	\$7,700	\$11,700
Current	\$2,500		\$3,500		\$6,000

**Table Four – Detailed City of Hogansville’s Recommended Commercial Connection Fees**

<i>Meter Size</i>	<u><i>1-inch Meter</i></u>		
	<i>Tap Fee</i>	<i>Capacity Recovery Fee</i>	<i>Total Connection Fee</i>
Water	\$1,500	\$1,000	\$2,500
Sewer	\$2,300	\$6,900	\$9,200
<b>Total</b>	<b>\$3,800</b>	<b>\$7,900</b>	<b>\$11,700</b>

<i>Meter Size</i>	<u><i>2-Inch Meter</i></u>		
	<i>Tap Fee</i>	<i>Capacity Recovery Fee</i>	<i>Total Connection Fee</i>
Water	\$3,250	\$9,750	\$13,000
Sewer	\$5,000	\$15,000	\$20,000
<b>Total</b>	<b>\$8,250</b>	<b>\$24,750</b>	<b>\$33,000</b>

<i>Meter Size</i>	<u><i>3-Inch Meter</i></u>		
	<i>Tap Fee</i>	<i>Capacity Recovery Fee</i>	<i>Total Connection Fee</i>
Water	\$7,500	\$22,500	\$30,000
Sewer	\$16,750	\$50,250	\$67,000
<b>Total</b>	<b>\$24,250</b>	<b>\$72,750</b>	<b>\$97,000</b>

<i>Meter Size</i>	<u><i>4-Inch Meter</i></u>		
	<i>Tap Fee</i>	<i>Capacity Recovery Fee</i>	<i>Total Connection Fee</i>
Water	\$11,250	\$33,750	\$45,000
Sewer	\$21,250	\$63,750	\$85,000
<b>Total</b>	<b>\$32,500</b>	<b>\$97,500</b>	<b>\$130,000</b>

**Table Four – Detailed City of Hogansville’s Recommended Commercial Connection Fees (continued)**

<i>Meter Size</i>	<i>6-Inch Meter</i>		
	<i>Tap Fee</i>	<i>Capacity Recovery Fee</i>	<i>Total Connection Fee</i>
Water	\$21,250	\$63,750	\$85,000
Sewer	\$31,250	\$93,750	\$125,000
<b>Total</b>	<b>\$52,500</b>	<b>\$157,500</b>	<b>\$210,000</b>

**Table Five – Tap Fee Comparison (Water)**

<i>Owner</i>	<i>¾"</i>	<i>1"</i>	<i>2"</i>	<i>3"</i>	<i>4"</i>	<i>6"</i>
Bartow County	\$4,205	\$6,629	\$20,636	\$36,297	\$54,216	\$108,809
Dawsonville	\$4,000	\$5,500	\$13,000	\$25,500	\$40,500	\$60,500
Gwinnett County	\$1,128	\$3,610	\$15,679	\$39,142	\$6,2830	\$125,434
Fayetteville	\$1,300	\$1,600	\$2,400	\$2,500	\$7,800	\$10,540
LaGrange	\$1,500	\$2,500	\$4,800	Calculated	Calculated	Calculated
Temple	\$3,100	\$4,250	\$9,600	\$16,500	\$30,000	\$45,500
Senoia	\$2,700	\$3,475	\$12,910	Calculated	Calculated	Calculated



**Table Six – Tap Fee Comparison (Sewer) (Based on Water Meter Size)**

<i>Owner</i>	<i>¾"</i>	<i>1"</i>	<i>2"</i>	<i>3"</i>	<i>4"</i>	<i>6"</i>
Bartow County	\$6,100	\$10,132	\$32,359	\$58,131	\$93,153	\$179,755
Dawsonville	\$5,250	\$7,250	\$18,000	\$30,500	\$50,500	\$75,500
Gwinnett County	\$4,147	\$13,270	\$57,643	\$143,901	\$230,988	\$461,146
Fayetteville	\$1,478	\$2,464	\$7,885	\$14,785	\$24,641	\$49,283
LaGrange	\$3,000	\$3,000	\$15,000	\$30,000	\$50,000	\$50,000
Temple	\$7,650	\$9,650	\$20,000	\$35,000	\$65,000	\$125,000
Senoia	\$4,020	\$5,701	\$14,941	Calculated	Calculated	Calculated

**Table Seven – Tap Fee Comparison (Water & Sewer)**

<i>Owner</i>	<i>¾"</i>	<i>1"</i>	<i>2"</i>	<i>3"</i>	<i>4"</i>	<i>6"</i>
Bartow County	\$10,305	\$16,761	\$52,995	\$94,428	\$147,369	\$288,564
Dawsonville	\$9,250	\$12,750	\$31,000	\$56,000	\$91,000	\$136,000
Gwinnett County	\$5,275	\$16,880	\$73,322	\$183,043	\$293,818	\$586,580
Fayetteville	\$2,778	\$4,064	\$10,285	\$17,285	\$32,441	\$59,826
LaGrange	\$4,500	\$5,500	\$19,800	Calculated	Calculated	Calculated
Temple	\$10,750	\$13,900	\$29,600	\$51,500	\$95,000	\$170,500
Senoia	\$6,720	\$9,176	\$27,851	Calculated	Calculated	Calculated

**Table Eight – Residential Tap Fee Comparison**

<i>City</i>	<i>Term Used</i>	<i>Water Tap + Meter Fee</i>	<i>Water Capacity Fee</i>	<i>Sewer Tap Fee</i>	<i>Sewer Capacity Fee</i>	<i>Total Impact + Tap Fees</i>
Dexter		\$8,000		\$8,000		\$16,000
Temple		\$3,500		\$6,850		\$10,350
Jackson County Water & Sewerage Authority	Connection Fees	\$4,000		\$5,600		\$9,600
Bartow County	Connection Fee	\$2,500	\$930	\$4,765	\$1,260	\$9,455
Dawsonville		\$4,000		\$5,250		\$9,250
Jefferson Development Authority of Jefferson County	Connection Fee	\$3,635		\$5,000		\$8,635
	Sewer Development Fee	\$3,475		\$5,000		\$8,475
Marietta	Connection Fee	\$500	\$1,500	\$2,500	\$3,500	\$8,000
Athens	Meter and MXU Fee	\$2,126	\$2,000	\$665	\$3,100	\$7,891
Dallas	System Development Fee	\$1,550	\$475	\$5,100	\$450	\$7,575
Cobb County	Maintenance Fees	\$525	\$3,000	\$1,100	\$2,900	\$7,525
Paulding County	Connection & Admin Fee	\$1,500	\$475	\$5,100	\$450	\$7,525
Gainesville	<b>Development Fee</b>	\$1,073	\$1,777	\$900	\$3,677	\$7,427
<b>Hogansville</b>	System Development Fee	<b>\$2,500</b>	<b>\$1,200</b>	<b>\$3,500</b>		<b>\$7,200</b>
Gwinnett County	Capacity Recovery Fee	\$715	\$1,128	\$715	\$4,147	\$6,705
Griffin	System Development Fee	\$1,055		\$2,100	\$3,500	\$6,655
Gwinnett County	Connection and Admin Fee	\$715	\$1,128	\$550	\$4,147	\$6,540
Cornelia	Connection Fee	\$1,341	\$1,152	\$1,265	\$2,768	\$6,526
Braselton	Connection Fee	\$937	\$1,465	\$3,750		\$6,152
Pickens County		\$3,000		\$3,000		\$6,000

**Table Eight – Residential Tap Fee Comparison**

<i>City</i>	<i>Term Used</i>	<i>Water Tap + Meter Fee</i>	<i>Water Capacity Fee</i>	<i>Sewer Tap Fee</i>	<i>Sewer Capacity Fee</i>	<i>Total Impact + Tap Fees</i>
Oconee County Department of Water Resources	Connection Fees System	\$310	\$1,325	\$3,276	\$850	\$5,761
Fulton	Capacity Fee	\$265	\$1,295	\$1,543	\$2,646	\$5,749
Bremen		\$1,600		\$4,000		\$5,600
Walthourville		\$900		\$4,645		\$5,545
Social Circle		\$300		\$4,500		\$4,800
Henry County	Impact Fee	\$2,090		\$2,700		\$4,790
Lincoln County		\$960	\$265	\$3,000		\$4,225
College Park	Inspection and Impact Fee	\$1,400	\$600	\$1,500	\$600	\$4,100
Richland				\$4,000		\$4,000
Polk County		\$1,400		\$2,450		\$3,850
McDonough		\$2,003		\$1,823		\$3,826
Lone Oak		\$1,950		\$1,750		\$3,700
Chatsworth		\$1,625		\$2,000		\$3,625
Floyd County		\$1,800		\$1,800		\$3,600
Union City		\$400	\$455	\$700	\$1,810	\$3,365
Jasper (City)		\$1,600		\$1,600		\$3,200
Morgan County Board of Commissioners		\$1,500		\$1,500		\$3,000
Haralson County		\$1,500		\$1,310		\$2,810
Clayton County	Impact Fee	\$1,245	\$675	\$0	\$849	\$2,769
Coweta County		\$1,400		\$1,350		\$2,750
Saluda CPW		\$2,680		contact office		\$2,680
Demorest	Connection Fees	\$1,300		\$1,300		\$2,600
Winder	Connection Fees	\$2,400				\$2,400
Rockmart				\$2,310		\$2,310
Senoia		\$1,500		\$750		\$2,250



**Table Eight – Residential Tap Fee Comparison**

<i>City</i>	<i>Term Used</i>	<i>Water Tap + Meter Fee</i>	<i>Water Capacity Fee</i>	<i>Sewer Tap Fee</i>	<i>Sewer Capacity Fee</i>	<i>Total Impact + Tap Fees</i>
Young Harris	Connection Fees	\$1,200		\$900		\$2,100
Danielsville		\$1,000		\$1,000		\$2,000
Waleska		\$1,800				\$1,800
Homer	Connection Fees	\$850	\$525		\$330	\$1,705
Columbia County		\$448		\$1,116		\$1,564
Franklin County	Impact Fee	\$1,500				\$1,500
McCormick Commission of Public Works		\$750		\$750		\$1,500
Wrens		\$500		\$600		\$1,100
Blythe		\$500		\$500		\$1,000
Lexington		\$500		\$500		\$1,000
Augusta		\$499		\$350		\$849
Max		\$8,000	\$3,000	\$8,000	\$4,147	\$16,000
Min		\$265	\$265	\$0	\$330	\$849
Average		\$1,636	\$1,125	\$2,475	\$2,176	\$4,873
Median		\$1,400	\$1,128	\$1,800	\$2,646	\$4,050

— need guideline & statements that can be made by Staff & Council  
 — highlight what we have done over the last 5 years

TABLE 3: CITY OF HOGANSVILLE PROJECTS\*

<u>PROJECT</u>	<u>ESTIMATED COST</u>
Water, Sewer and Equipment	\$1,200,000.00
Roads, Sidewalks and Equipment	\$1,200,000.00
Recreation, Parks and Trails	\$750,000.00
City Equipment	\$350,000.00

\* Projects are of equal priority and shall be scheduled and shall be fully or partially funded in the discretion of the City of Hogansville.

TABLE 4: CITY OF LAGRANGE PROJECTS\*

<u>PROJECT</u>	<u>ESTIMATED COST</u>
The Thread – Multi-Use Trail	\$5,000,000.00
Park Upgrades	\$550,000.00
Gateway Corridor Enhancements	\$2,000,000.00
Roads and Bridge Improvements	\$6,000,000.00
Utility Relocation	\$1,400,000.00
Regional Storm Water Management Initiatives	\$1,000,000.00
Public Safety	\$4,000,000.00

\* Projects are of equal priority and shall be scheduled and shall be fully or partially funded in the discretion of the City of LaGrange, Georgia.

TABLE 5: CITY OF WEST POINT PROJECTS\*

<u>PROJECT</u>	<u>ESTIMATED COST</u>
Roads and Sidewalks	\$2,000,000.00
Parks	\$1,500,000.00

\* Projects are of equal priority and shall be scheduled and shall be fully or partially funded in the discretion of the City of West Point, Georgia.

PART 2. ESTIMATED PROCEEDS

The Parties estimate that total SPLOST V Revenues will be \$70,000,000.00 million dollars over the 6-year period. The estimated revenue to be dedicated to county-wide projects is 23.1 million dollars; the estimated revenues to be dedicated to county specific projects is 19.95 million dollars; the estimated revenues to be dedicated to City of LaGrange projects is 19.95 million dollars; the estimated revenues to be dedicated to City of Hogansville projects is 3.5 million dollars; the estimated revenues to be dedicated to City West Point projects is 3.5 million dollars.



ATLANTA  
AUGUSTA  
ST. SIMONS ISLAND

September 28, 2022

Mayor and Council  
City of Hogansville  
400 East Main Street  
Hogansville, Georgia 30230

Attention: Ms. Lisa Kelly, Interim City Manager

Re: City of Hogansville, Georgia  
SCADA Upgrade  
Project No. 311731.030

Listed below is the ranking provided by City staff for the nine firms that submitted a Statement of Qualifications on subject project.

1. Wood-CEC Controls Company
2. Dorsett Controls
3. Microfusion Engineers Laboratories
4. Revere Control System
5. Dexter Fortson Associates
6. L.L. Blue Engineering
7. Southern Flow
8. J. K. Duren Company
9. Zile Technology

Proposals were requested from the two firms with the highest ranking. We have checked the proposals received September 2, 2022 on subject project. A tabulation of the proposals received is as follows:

	<i>Bidder</i>	<i>Total Amount Bid</i>
1.	Dorsett Controls Yadkinville, North Carolina	\$120,900.49
2.	CEC Controls Bradenton, Florida	\$183,124.00

Mayor and Council  
City of Hogansville, 311731.030

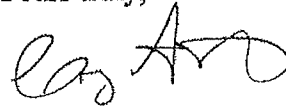
September 28, 2022  
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As indicated, the lowest proposal is from Dorsett Controls of Yadkinville, North Carolina. Since the low bidder appears to have adequate experience, technical ability and financial capability to complete the project, we recommend contract award be made to the low bidder, Dorsett Controls of Yadkinville, North Carolina in the amount of \$120,900.49.

We have enclosed a copy of the bid tabulation for the bids received. To award the project as recommended, the City should consider adopting the enclosed sample resolution.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Greg Ashworth". The signature is fluid and cursive, with the first name "Greg" written in a larger, more prominent script than the last name "Ashworth".

Greg Ashworth, P.E.

GJA:kb  
Enclosures



**CITY OF HOGANSVILLE, GEORGIA  
SCADA UPGRADE  
PROJECT NO. 311731.030**

<b>Dorsett Controls Yadkinville, North Carolina</b>	<b>CEC Controls Bradenton, Florida</b>
<b>DESCRIPTION</b>	<b>DESCRIPTION</b>
1. Pine Street Standpipe: (1) MS5 VIO Controller, (1) 1 Card SCADA Control Panel - Stainless Steel (30x24x8), (1) Panel Heater with Thermostat, (1) Cell Modem and Installation Kit, (1) UPS, 3D Graphics, Database Management, Engineering, Programming and Startup/Checkout	Pine Street Standpipe: Allen Bradley CompactLogix PLC with Cell Phone Modem Communications, UPS, Surge Protection (Signal and Power) and SS NEMA 4X Enclosure
2. Granite Street Standpipe: (1) MS5 VIO Controller, (1) 1 Card SCADA Control Panel - Stainless Steel (30x24x8), (1) Panel Heater with Thermostat, (1) Cell Modem and Installation Kit, (1) UPS, 3D Graphics, Database Management, Engineering, Programming and Startup/Checkout	Granite Street Standpipe: Allen Bradley CompactLogix PLC with Cell Phone Modem Communications, UPS, Surge Protection (Signal and Power) and SS NEMA 4X Enclosure
3. Interstate Elevated Tank: (1) MS5 VIO Controller, (1) 1 Card SCADA Control Panel - Stainless Steel (30x24x8), (1) Panel Heater with Thermostat, (1) Cell Modem and Installation Kit, (1) UPS, 3D Graphics, Database Management, Engineering, Programming and Startup/Checkout	Interstate Elevated Tank: Allen Bradley CompactLogix PLC with Cell Phone Modem Communications, UPS, Surge Protection (Signal and Power) and SS NEMA 4X Enclosure
4. Booster Pump Station: (1) MS5 UNV Controller, (1) 1 Card SCADA Control Panel - Stainless Steel (30x24x8), (1) Panel Heater with Thermostat, (1) Cell Modem and Installation Kit, (1) UPS, 3D Graphics, Database Management, Engineering, Programming and Startup/Checkout	Booster Pump Station: Allen Bradley CompactLogix PLC with Cell Phone Modem Communications, UPS, Surge Protection (Signal and Power) and SS NEMA 4X Enclosure
5. Coweta County Valve and Meter: (1) MS5 UNV Controller, (1) 1 Card SCADA Control Panel - Stainless Steel (30x24x8), (1) Panel Heater with Thermostat, (1) Cell Modem and Installation Kit, (1) UPS, 3D Graphics, Database Management, Engineering, Programming and Startup/Checkout	Coweta County Valve and Meter: Allen Bradley CompactLogix PLC with Cell Phone Modem Communications, UPS, Surge Protection (Signal and Power) and SS NEMA 4X Enclosure
6. Spare Parts: (1) MS5 UNV Controller, (1) MS5 VIO Controller	HDMI and SCADA System: VTSCADA HMI and Control Software Package; 1,000 tags system, Two runtime software packages for dual server redundancy, development software, 1,000 tag alarm notification, Unlimited thin clients (additional monitoring devices including mobile devices and/or computers), 24/7 SupportPlus (by VTSCADA) for one year, One seat at a factory (VTSCADA) training course.
7. Build, Test and Supply Controllers for all RTU's	Computer/Server System: Two Dell OptiPlex 7000 workstations, Two Dell 24 inch displays, One Eaton 55C UPS 1500 VA 1080-Watt 120V Line-Interactive Battery Backup Tower USB UPS for power backup, One HP Officejet Pro 9025e Wireless Color All-in-One Printer for reporting purposes, Secure remote encrypted VPN device for troubleshooting/services purposes.
8. Land all wires inside the previously mounted panel once electrical work is complete	
9. Assign labor to establish graphics, database management, and programming of the approved points list	
10. Assign labor to accomplish all onsite start-up and check-out efforts	
11. Provide required submittals and complete SCADA system as-built drawings	
12. Total Estimated Time: 150 Days	
<b>Total Price: (Hogansville Subcontracting Electrician):</b>	<b><u>\$87,308.00</u></b>
<b>Total Price (Includes Dorsett Subcontracting Electrician):</b>	<b><u>\$120,900.49</u></b>
<b>Cellular Hosting:</b>	<b><u>\$14 / Month</u></b>
<b>Cloud Based Hosting:</b>	<b><u>\$100 / Month</u></b>
	<b>Total Price: <u>\$183,124.00</u></b>