



City of Hogansville
City Council

Regular Meeting Agenda

Tuesday, September 6, 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

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 September 6, 2022
2. Approval of Minutes: Regular Meeting August 15, 2022

Presentations

1. Monica Johnson to Discuss Hogansville Parks & Recreation
2. Hummingbird Festival – Presentation of Festival Painting

Citizen Appearances

1. Russell Pickron to Discuss Open Records

New Business

1. J&T Environmental Services, Inc. Agreement for Service
2. Approval to Apply - State Drinking Water Grant to Support Increasing Population

Interim City Manager's Report

Council Member Reports

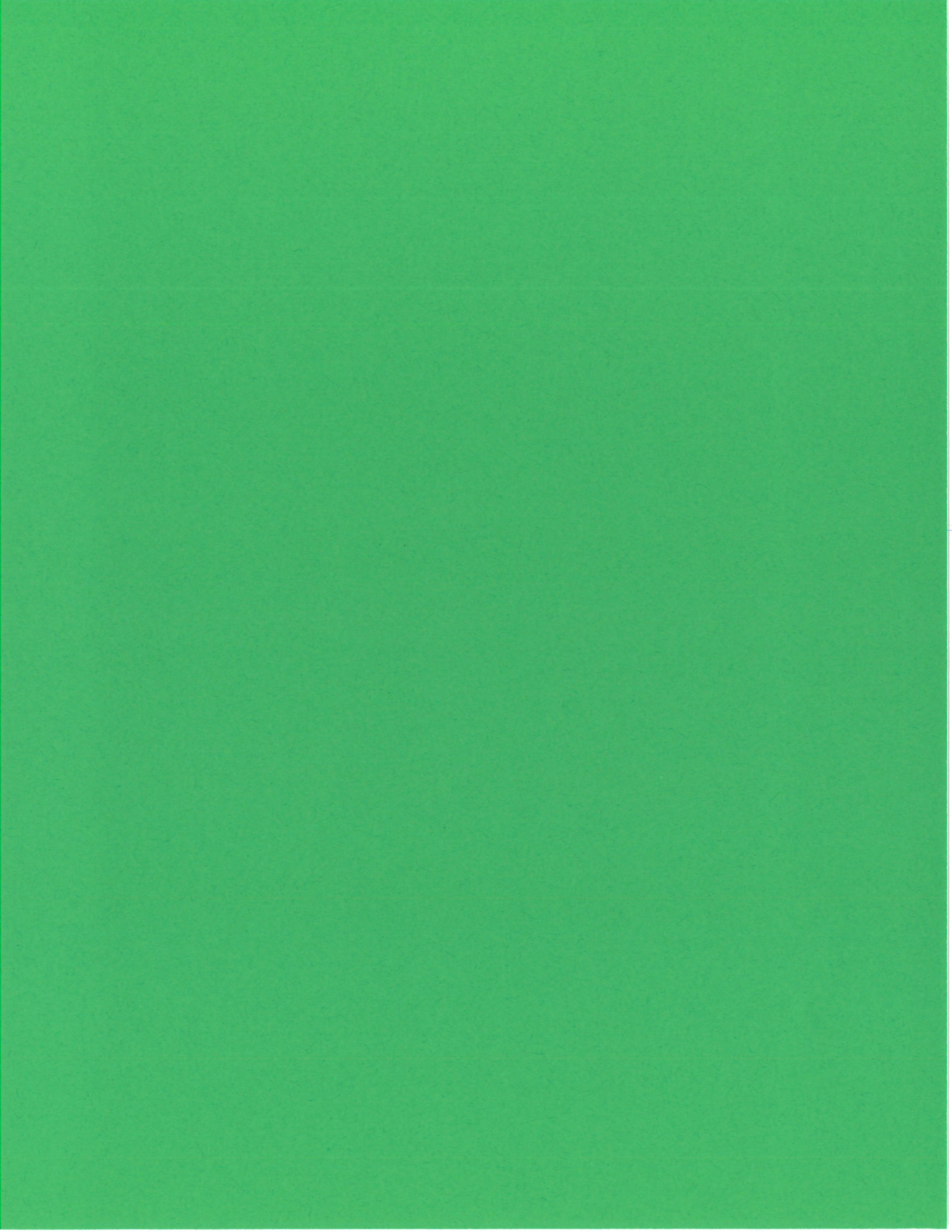
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

Adjourn

Upcoming Dates & Events

- September 15, 2022 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- September 19, 2022 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- September 20, 2022 – 6:30pm | Meeting of the Hogansville Historic Preservation Commission at Hogansville City Hall
- September 27, 2022 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall





08/15/2022

Regular Meeting

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

Call to Order: Mayor Jake Ayers called the meeting to order at 7:00pm. Present were Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were Interim City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and Deputy City Clerk LeAnn Lehigh.

Mayor Jake Ayers gave an invocation and led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Striblin moved to approve the Consent Agenda, with one amendment to switch item numbers one and two under New Business. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

PRESENTATIONS

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

David Pfozter addressed the Mayor and Council asking for the City to waive approximately \$1.5 million in building and tap fees for the proposed West End Rise Apartment complex.

NEW BUSINESS

1. West End Rise Apartments – Building Fees

Motion: Motion was made by Council Member Neese to not approve the request to waive the tap and building fees for the proposed apartments. The motion to not approve the request was seconded by Council Member Striblin.

Discussion: None

Motion Carries 5-0

2. CDBG 21 Bid Acceptance

Motion: Motion was made by Council Member Neese to accept the bid from Crawford Grading and Pipeline, Inc. with a bid amount of \$1,812,180.00 for Water System Improvements- FY2021 CDBG. The motion was seconded by Council Member Striblin.

Discussion: None

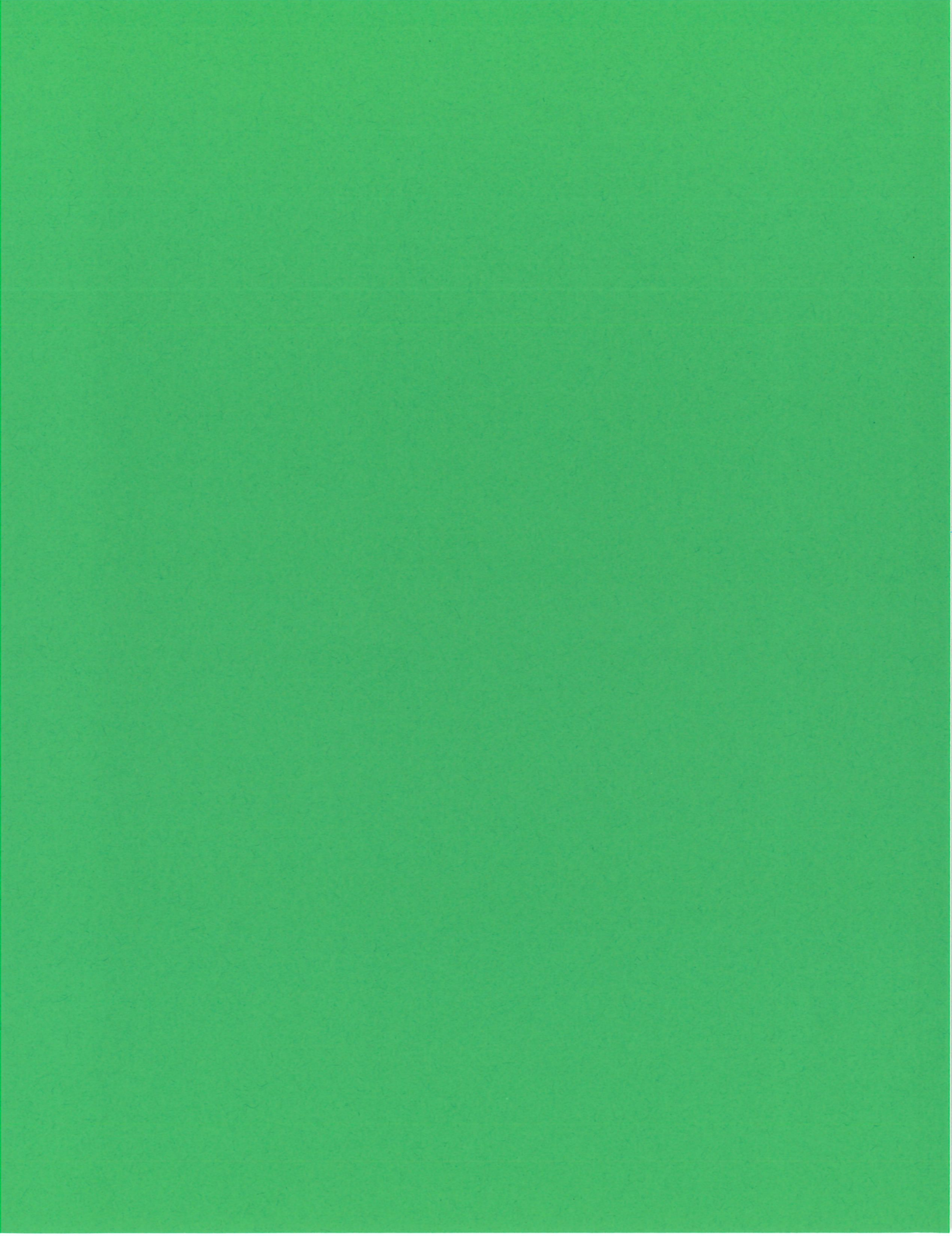
Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Ayers and duly seconded, Mayor Jake Ayers adjourned the meeting at 8:20 pm.

Respectfully,

LeAnn Lehigh
Deputy City Clerk



Entry #: 8

Unread

Date Submitted: 8/24/2022 8:40 PM

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

Russell Pickron

Phone

(706) 885-2016

Meeting date for which you wish to appear

9/6/2022

Question/Issue you wish to discuss:

Various / Open Records / City Sign Postage

Please describe in detail:

Have you previously discussed this with the City Manager?

Yes

If yes, when?

8/24/2016

Have you previously discussed this with the Mayor or a member of Council?

No

What was the response from such discussion(s)?

No plan of action

Why was the above response not adequate?

Yes

What is the resolution you seek?

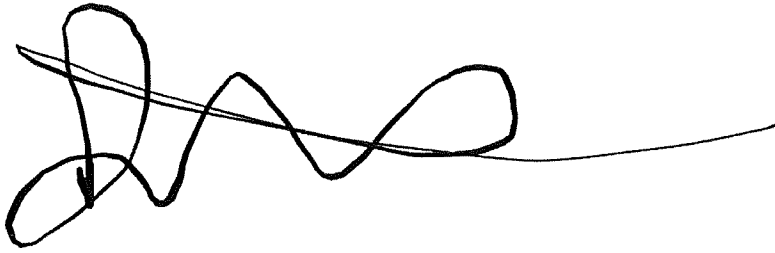
Unknown at this time

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.

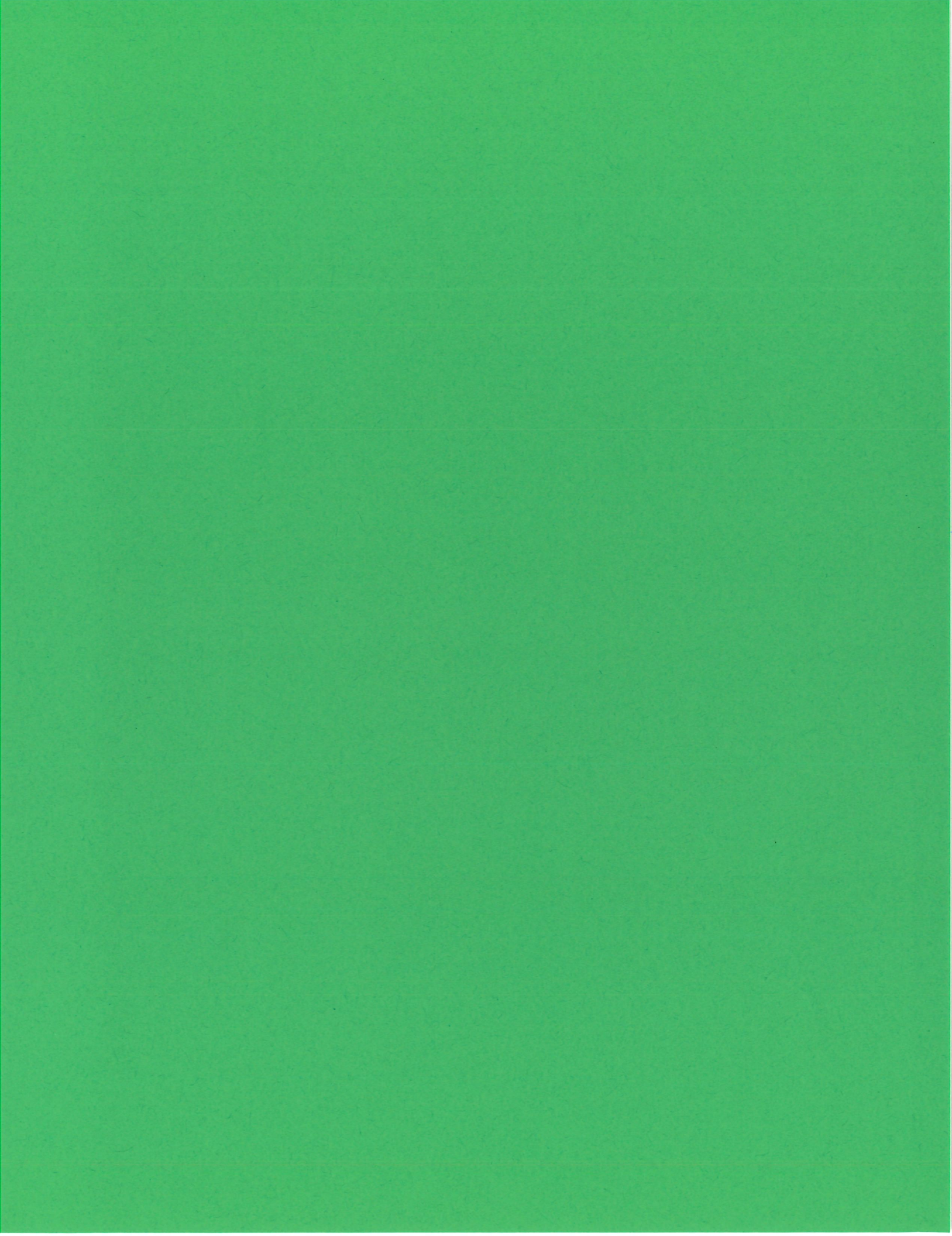
Signature

Today's Date

8/24/2022

A handwritten signature in black ink, consisting of several loops and a long horizontal tail extending to the right.

City of Hogansville | 111 High Street | Hogansville, GA 30230 | (706) 637-8629



CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Matthew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5

City of Hogansville



Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 6, 2022

SUBMITTED BY: Lisa Kelly

LK
9-2-22

AGENDA TITLE: J&T Environmental Services, Inc.

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

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input checked="" 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)

The City of Hogansville has been without a qualified, licensed water operator since 1/31/2021 and been utilizing a contractor for compliance needs only at an amount of \$400 per month. Compliance related involvement means the contractor "carries" the water distribution license for the City and helps us respond to EPD requirements. Since early 2021 Andy Jones, Public Works Superintendent, has been carrying the responsibility of daily, weekly, and monthly testing, hydrant flushing, and overall operations of the water system in order to learn the key elements of what is needed before hiring a licensed water operator.

As with many other trades, there is a state-wide shortage of qualified water operators and we do not have budgeted dollars to hire that position even if we could find a qualified candidate. Many cities hire a contractor to perform the duties of the water operator for much less than hiring that position at a cost savings of approximately \$25k per year. J&T Environmental Services is the current contractor for the City for compliance only, but we would like to expand their service to include testing, flushing, and working with the City for future water needs and solutions. They are currently working with multiple cities throughout the state, including Lone Oak and Luthersville, which puts them in close proximity to the City regularly. They would be testing daily, weekly, and monthly to ensure compliance.

BACKGROUND (Includes description, background, and justification)

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

The proposed agreement is at an impact of \$2,500 per month. Budget dollars would need to be transferred from payroll to professional services. In return, the budgeted position would not be filled this fiscal year.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of the expenditure.

**P.O. Box 1490
JACKSON, GEORGIA 30233
rjeffares@gbtengineers.com
Office/Fax: 678-432-7676**

August 30, 2022

Ms. Lisa Kelly
City of Hogansville
400 E. Main Street
Hogansville, Georgia 30230

Re: Management and Operation of the City's Water System

Dear Ms. Kelly:

We are pleased to provide the following proposal for the management and operation of the above-mentioned project. The scope of services we propose to provide are as follows:

1. Provide a certified operator five days a week to check on system and collect EPD samples.
2. Responsible for preparation and completion of all EPD reports.
3. Assist the client with equipment and plant maintenance as required consisting of coordinating any repair or purchase of equipment and materials.
4. Provide a monthly written summary to the client regarding the system operation with Recommendations for any changes.

For the above scope of services, we propose a base monthly fee of \$2500.00. Any expenses incurred for the purchase of equipment, materials, supplies and extra work ordered will be invoiced at actual cost plus 10%. We will invoice for our services on a monthly basis.

Any work ordered will be billed on the following hourly rates with a two-hour minimum.

- | | | |
|-----------------------------------|---|---------|
| 1. Management and Supervision Fee | - | \$50.00 |
| 2. Water Treatment Operator | - | \$40.00 |

The term of this contract shall be on an annual basis. Either party can cancel this contract with a sixty-day notice. The contract will automatically renew annually with an 3% increase. Our firm would be able to start as soon as the contract is executed.

If the client wants us to proceed with providing these services, please sign, date and return a copy of this proposal to us.

If you have any questions, please give me a call.

Yours truly,



Rick M. Jeffares
President

Authorization to Proceed:

By: _____

Title: _____

Date: _____

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



City Manager - Open
Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

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COUNCIL ACTION FORM

MEETING DATE: September 6, 2022

SUBMITTED BY: Lynne Miller *LSM*

AGENDA TITLE: State Drinking Water Grant to Support Increasing Population

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)

The Georgia Office of Planning & Budget has \$400,000,000 to improve drinking water capacity for local governments with increasing populations. This is part of the American Rescue Plan – State Fiscal Recovery Funds. Hogansville qualifies as a city with growing population and drinking water improvement needs.

Coweta County Water & Sewerage Authority and City of LaGrange provide water to the City of Hogansville. The water provided by Coweta County is often at or over threshold levels for TTHM (trihalomethanes), which are regulated contaminants. As the Coweta water moves into the City water system, TTHM levels automatically increase, and the City has been cited for the resulting TTHMs. To reverse this problem, Turnipseed Engineers is recommending that the City install a ground storage tank with aeration vents at the Coweta/Heard intake point, and a booster pump to then take that aerated water into the City water system. This would lower the TTHM levels entering the City system. The projected cost of the ground storage tank and booster pump is \$1.4 million. If approved, the grant would provide \$1,120,000 and the City would match that grant with \$280,000. Turnipseed Engineers is helping with the application.

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

The \$280,000 match would come SPLOST – Water, Sewer and Equipment

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that the City pursue this grant opportunity from State of Georgia.

LSM
9-2-22