



City of Hogansville

City Council

Work Session Meeting

Monday, July 20, 2026 – 5:30 pm

MEETING WILL BE HELD AT HOGANSVILLE CITY HALL

111 HIGH STREET, HOGANSVILLE, GA 30230

Mayor: Jake Ayers	2029	City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2029	Assistant City Manager: Oasis Nichols
Council Post 2: Jason Baswell	2029	City Attorney: Alex Dixon
Council Post 3: Mandy Neese *	2027	Chief of Police: Jeffrey Sheppard
Council Post 4: Mark Ayers	2027	City Clerk: LeAnn Lehigh
Council Post 5: Kandis Strickland	2027	* Mayor Pro-Tem

WORK SESSION – 5:30 PM

BUSINESS

1. Gazebo Rebuild/Repair
2. Sanitation Services
3. SPLOST Funds

City of Hogansville

Request for Quotes (RFQ)

Gazebo Repair and Refurbishment

Quote Due Date: June 19, 2026, by 5:00 PM

The City of Hogansville is requesting quotes for the repair and refurbishment of the existing gazebo structure.

Scope of Work

The contractor shall provide all labor, materials, equipment, permits (if required), and supervision necessary to complete the project. The scope of work shall include:

- Pressure washing the entire gazebo.
- Repairing damaged or deteriorated structural components as necessary.
- Repairing or replacing damaged fascia.
- Repairing or replacing damaged floorboards and benches.
- Repairing or replacing damaged soffit.
- Removal and replacement of all roof shingles.
- Removal and replacement of existing ceiling fans and light fixtures.
- Preparation and painting of the gazebo using up to two (2) paint colors as selected by the City.
- Repairing any damaged trim or finish materials necessary to provide a complete and professional appearance.
- Removal and disposal of all construction debris.
- Restoration and cleanup of the work area upon completion.

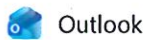
General Requirements

- Contractors are encouraged to visit the site prior to submitting a quote.
- Contractors shall provide an estimated project schedule and anticipated completion time.
- Contractors shall maintain all required licenses and insurance.
- The City reserves the right to reject any or all quotes and to accept the quote deemed to be in the best interest of the City.

Submission Information

All quotes must be submitted no later than 5:00 PM on June 19, 2026.

Questions regarding this request may be directed to the City of Hogansville Public Works Department.



Re: Scope of Work Regarding Gazebo

From Russell Arrington <arrington414@icloud.com>

Date Fri 6/19/2026 2:31 PM

To Amber Johnson <Amber.Johnson@cityofhogansville.org>

To scope of work sent by City of Hogansville to be done by Russell Arrington construction as a quote on the gazebo on all repairs listed by the City stated on their scope of work plan total will be \$13,500 materials in labor
Sent from my iPhone

On Jun 18, 2026, at 5:50 PM, Russell Arrington <arrington414@icloud.com> wrote:

Repairing all stated requirements and scope of work by city 13,500.00 repairing only
Sent from my iPhone

On Jun 17, 2026, at 8:29 AM, Amber Johnson <Amber.Johnson@cityofhogansville.org> wrote:

During our review of the gazebo proposals received, we noted that the three quotes varied significantly in scope and included different work items. To ensure a fair and consistent evaluation process, we are requesting updated quotes based on the attached Scope of Work.

We are requesting two separate quotes:

1. A quote for the repair and renovation of the existing gazebo in accordance with the attached scope.
2. A quote for the demolition of the existing gazebo and construction of a new gazebo based on the attached specifications.

Please review the attached documents for the detailed scope requirements for each option.

We respectfully request that all revised quotes be submitted no later than 5:00 PM on Friday, June 19, 2026. If you have any questions or require additional information, please do not hesitate to contact me at (706) 977-4159.

Thank you for your time and consideration.

Best Regards,

<Outlook-acrmdp4p.png>

<Scope of Work - Gazebo Reair.docx>

<Scope of Work - Gazebo Demolition and Reconstruction.docx>



Gazebo

City. Hall
Hogansville GA 30230

Submitted By:

RightAngle Roofing & Renovations

204 East Main St
Hogansville GA 30230

Mobile: (770) 318-0490

rightangleroofing@gmail.com

rightangleroofingandrenovations.com

RightAngle Roofing & Renovations
204 East Main St
Hogansville GA 30230
Mobile: (770) 318-0490
rightangleroofing@gmail.com
rightangleroofingandrenovations.com



Customer

City Of Hogansville
City. Hall
Hogansville GA 30230
Mobile: (678) 953-3351
amber.johnson@cityofhogansville.org
andy.jones@cityofhogansville.org
lisa.kelly@cityofhogansville.org

Customer Contract

Job Name	Gazebo
Job Number	768
Issue Date	May 28, 2026
Valid Until	June 27, 2026

Job Site

City Of Hogansville Andy Jones
City. Hall
Hogansville GA 30230

Item

Amount

Gazebo

1. Pressure wash gazebo.
2. Paint wood up to 2 colors.
3. Remove and replace 3 exterior fans with light kits.
4. Remove and replace all 5/4 boards on floor to treated 2x6.
5. Repair fascia that's coming loose.
6. We will replace boards on steps and benches as well.
7. Remove and replace roof shingles.
8. Remove all construction debris upon completion.

Job to be completed within 2 weeks from start date.

Price	\$15,800.00
-------	-------------

A handwritten signature in black ink, appearing to read 'Travis Lemay'.

Date 5/28/26

Travis Lemay
RightAngle Roofing & Renovations

Date _____

City Of Hogansville

PROJECT PROPOSAL

Prepared for: The City of Hogansville, Facilities Department.

Subject Address: Calvin Hipp Park Gazebo

Project Overview

This proposal outlines the scope, specifications, and allowances for the repairs of the gazebo across from city hall. Prepared by TheCalebStanleyCo and Building partners. All trades where applicable are performed by licensed vendors in the state of Georgia.

Financing

- All Checks payable to Caleb Stanley Productions LLC at completion of project (within 14 days of completion)

Timeline:

- 1 Weeks from start of work. Pending and not limited to delays from weather.

Utilities - Power

- Already provided, as existing.

Electrical & Lighting

- Three new fans provided. Includes installation and setup. Will ensure previous electrical is functioning properly.

Stain/ Paint and Pressure Washing

- Strongly advise client to go with a paint or non-transparent color. The existing structure already has a coat of stain that is not transparent. Staining over this existing quote will create inconsistencies in the finish and bonding issues as the wood weathers over the coming years. Sealing this structure with a paint will ensure that all finishes are cohesive and presented in a professional manner that best represents the City of Hogansville and ensures long term durability as exposed to weather, and citizens wear and tear.
- Pressure washing the structure will be completed using a pressure washer gun and rotating head. We use environmentally safe chemicals that will not damage greens but will ensure extra dirt and grime will be removed without damage in existing wood and textures.
- Pressure washing does include not just the gazebo structure, but all brick pavers in that quadrant of the park from the stairs in front of city hall all the way down to the parking lot sidewalk. The pressure washing is limited to brick pavers and not the concrete sidewalk area. We do ask that all lawn-care and landscaping be held off for the 1 week work period in that area to prevent containments degrading quality of finished work.

Wood Repair

- Replace broken boards with new edge board and missing rail posts to ensure structure is properly repaired before painting and applying new protective coat. We anticipate having to replace about 7-10 boards in addition to missing rail rods throughout the structure.

COST BREAKDOWN

Prices induced labor and materials. All job management will be handled by Caleb Stanley through TheCalebStanleyco. Project is turn key, no involvement needed from client. Handled start to finish:

Gazebo Repair Breakdown and Approach

1. Pressure Wash existing structure. This includes the vinyl soffit, the wood post, rails, floor and outer skirting. We are also including the pressure washing of all pavers in this quadrant inside this price.
2. Wood Repair. We will repair chipped wood on the floor as you enter from the south side. It appears that 7-10 boards need to be replaced and provided with an end cap. There are also missing balusters on the rails that need to be replaced and matched with the existing design.
3. Paintings the entire structure (including the ceiling) with 2 coats. We strongly advise the client to go with a paint vs a stain as the existing wood was stained with a non transparent stain. Paint will be a Behr Premium product that ensures longevity and professional finish. We advise client to go with a dark paint color such as Iron Orr by SW or potentially a cedar color to mimic the look of wood. We are happy to provide color options for client to look through and provide feedback on. We ask that the city provide signage communicating that the park is closed and limit any applicable permitting for that area for the duration of the project (1 week) if possible.

Gazebo Repair Breakdown and Approach:

Total Cost For Project: \$8,700.00

CS

THECALEBSTANLEYCO.

678.87.9026

CALEB@CALEBSTANLEY.COM

6/2/26

11:28

LTE 11



Found in iCloud Trash Mailbox



Caleb Stanley

To: Amber Cc: Andy >

6/2/26

City of Hogansville Gazebo Repair Qoute

Amber, Please see the attached quote below per our conversation about the Gazebo across from city hall. I have attached photos of the wood for reference to my comments about the paint finish. Please give me a call when you get into the office tomorrow. I want to talk you through my comments regarding the stain/paint, the vinyl fascia, and those final finishes so that even if you do not move forward with us, you can ensure that the Gazebo is not just getting a band aid fix. Have a blessed night!



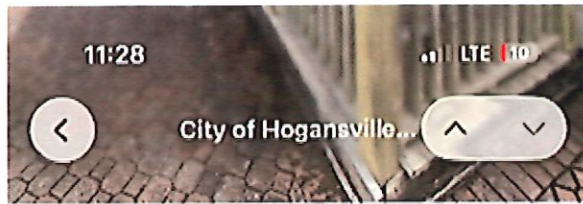
11:28

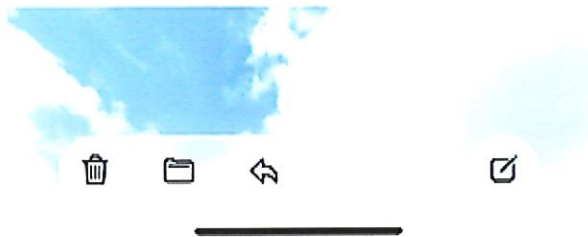
LTE 100

< City of Hogansville... ^ v

blessed night!









City of Hogansville
Gazebo Repair Qoute.pdf
53 KB





Thank you,

Caleb Stanley

[\(678\) 877 9026](tel:6788779026)

Developer | Producer

CALEBSTANLEY.COM

Sent via mobile office



City of Hogansville

Request for Quotes (RFQ)

Gazebo Demolition and Reconstruction

Quote Due Date: June 19, 2026, by 5:00 PM

The City of Hogansville is requesting quotes for the complete demolition and reconstruction of the existing gazebo.

Scope of Work

The contractor shall provide all labor, materials, equipment, permits (if required), and supervision necessary to complete the project. The scope of work shall include:

- Demolition and removal of the existing gazebo structure.
- Construction of a new gazebo that closely replicates the existing gazebo's appearance, dimensions, and overall design.
- Installation of all necessary structural components, including posts, framing, roofing, and decking.
- Rebuilding all benches, railings, and steps.
- Preparation and staining of all exposed wood surfaces using up to two (2) stain colors as selected by the City.
- Furnishing and installing three (3) ceiling fans with integrated lighting.
- Removal and disposal of all construction debris.
- Restoration and cleanup of the work area upon completion.

General Requirements

- Contractors are encouraged to visit the site prior to submitting a quote.
- Contractors shall provide an estimated project schedule and anticipated completion time.
- Contractors shall maintain all required licenses and insurance.
- The City reserves the right to reject any or all quotes and to accept the quote deemed to be in the best interest of the City.

Submission Information

All quotes must be submitted no later than 5:00 PM on June 19, 2026.

Questions regarding this request may be directed to the City of Hogansville Public Works Department.



Re: Scope of Work Regarding Gazebo

From Russell Arrington <arrington414@icloud.com>

Date Fri 6/19/2026 2:32 PM

To Amber Johnson <Amber.Johnson@cityofhogansville.org>

The scope of work sent by City of Hogansville for the gazebo on the rebuild teardown and rebuild total cost to tear it down rebuild it same footprint, same style standing scene metal roof, final soffit two colors on the Stain picture frame floorboards to rebuild the whole thing take everything down remove it haul off cleanup. Total job on the rebuild will be \$26,800 materials in labor. Thank you.
Sent from my iPhone

On Jun 18, 2026, at 5:50 PM, Russell Arrington <arrington414@icloud.com> wrote:

Repairing all stated requirements and scope of work by city 13,500.00 repairing only
Sent from my iPhone

On Jun 17, 2026, at 8:29 AM, Amber Johnson <Amber.Johnson@cityofhogansville.org> wrote:

During our review of the gazebo proposals received, we noted that the three quotes varied significantly in scope and included different work items. To ensure a fair and consistent evaluation process, we are requesting updated quotes based on the attached Scope of Work.

We are requesting two separate quotes:

1. A quote for the repair and renovation of the existing gazebo in accordance with the attached scope.
2. A quote for the demolition of the existing gazebo and construction of a new gazebo based on the attached specifications.

Please review the attached documents for the detailed scope requirements for each option.

We respectfully request that all revised quotes be submitted no later than 5:00 PM on Friday, June 19, 2026. If you have any questions or require additional information, please do not hesitate to contact me at (706) 977-4159.

Thank you for your time and consideration.

Best Regards,

<Outlook-acrmdp4p.png>

<Scope of Work - Gazebo Reair.docx>

<Scope of Work - Gazebo Demolition and Reconstruction.docx>



Gazebo Replacemant

City. Hall
Hogansville GA 30230

Submitted By:

RightAngle Roofing & Renovations

204 East Main St
Hogansville GA 30230

Mobile: (770) 318-0490

rightangleroofing@gmail.com

rightangleroofingandrenovations.com

RightAngle Roofing & Renovations
204 East Main St
Hogansville GA 30230
Mobile: (770) 318-0490
rightangleroofing@gmail.com
rightangleroofingandrenovations.com



Customer

City Of Hogansville
City. Hall
Hogansville GA 30230
Mobile: (678) 953-3351
amber.johnson@cityofhogansville.org
andy.jones@cityofhogansville.org
lisa.kelly@cityofhogansville.org

Customer Contract

Job Name	Gazebo Replacemant
Job Number	776
Issue Date	June 17, 2026
Valid Until	July 17, 2026

Job Site

City Of Hogansville Andy Jones
City. Hall
Hogansville GA 30230

Item

Amount

Gazebo rebuild

1. Remove 14x22 gazebo
2. Rebuild new gazebo in same footprint 14x22 with shingled gable roof all treated wood.
3. Reconstruct with rails and benches similar to existing.
4. Stain up to 2 colors.
5. Purchase and install 3 exterior ceiling fans.
6. Remove any job related debris.
7. Add gutters.

Job to be completed within 3 weeks of start date.

*****We would suggest adding larger beams to reduce number of post. We would also suggest a gabled roof with vaulted ceiling exposed rafters and T 1-11 to make the structure fill bigger and stay cooler inside. We would like to pull the rails back to even with the benches to make walk openings and steps wider as well. *****

Price

\$32,500.00

A handwritten signature in black ink, appearing to read 'Travis Lemay'.

Date 6/17/26

Travis Lemay
RightAngle Roofing & Renovations

Date

City Of Hogansville



Existing Structure Referenced.



Proposed structure Referenced. Multiple Colors Available,

PROJECT PROPOSAL

Prepared for: The City of Hogansville, Facilities Department.

Subject Address: Calvin Hipp Park Gazebo

START DATE

Available to start within 3 days of approval from The City of Hogansville. Completion time - 7 days.

Project Overview and Execution Plan

This proposal outlines the scope, specifications, and allowances for decommissioning and rebuilding of the gazebo across from city hall. Prepared by TheCalebStanleyCo and Building partners. All trades where applicable are performed by licensed vendors in the state of Georgia.

Step 1 - Permitting & Demolition (1-2 Days)

Our team will secure all required permits and verify that all applicable licensing and insurance requirements are in place prior to construction. Once approved, we will carefully demolish the existing structure and dispose of all debris in a 30-yard dumpster located within the parking area to prevent damage to surrounding grass, landscaping, and paver surfaces.

Step 2 - Foundation Review & Structural Reconstruction (2 Days)

Following demolition, our construction team will inspect all existing foundation points to confirm structural integrity and suitability for reconstruction. If it is not, we will make the necessary additions without added cost. Once verified, we will rebuild the entire structure using pressure-treated lumber, matching the existing dimensions and layout. Refer to the attached renderings above for the proposed design and finished appearance.

Step 3 - Electrical Improvements (1 Day)

Upon completion of framing, our licensed electrical contractors will install new electrical supply lines and connections for the ceiling fans (three) and any associated switches.

Step 4 - Painting & Weather Protection (1 Day)

The completed structure will receive two coats of premium exterior-grade paint, providing long-term protection against weather exposure while enhancing the overall appearance of the facility.

Step 5 - Final Completion, Inspection & Site Restoration (1 Day)

Final detailing and finish work will be completed, followed by a walkthrough with City representatives to ensure all project expectations have been met. Any punch-list items identified during the inspection will be promptly addressed.

*** Upon completion, our cleanup team will thoroughly restore the project area, including pressure washing all surrounding paver surfaces and removing all construction-related debris. **This service is included in the total project cost**, as our goal is to deliver a finished product that is clean, attractive, and ready to be enjoyed by residents and visitors for years to come

Additional Details

- All Checks payable to Caleb Stanley Productions LLC at completion of project (within 14 days of completion)
- 7 Days start to finish. Not limited to delays from weather.
- Railing is optional on design. Completely up to city leadership. The ledge is under 30" so client can decide.

COST BREAKDOWN

Prices includes labor and materials. All job management will be handled by Caleb Stanley through TheCalebStanleyco. Project is turn key, no involvement needed from client. Handled start to finish with rapid execution and on time deliverables.

We do kindly ask that the city close the park to the public for the week of construction.

Total Cost For Project: \$23,700.00

CS

THECALEBSTANLEYCO.

678.87.9026

CALEB@CALEBSTANLEY.COM

6/2/26

Sanitation Services

Company	Location	Contact	Phone	Email	Frequency	Residential	Commercial	Bulk	Side Load	Rear Load	Notes
GFL	Fairburn, GA	Luke Ewing	770-298-0844	lewling@gflenv.com	weekly	\$22.50 per mo. Per unit	\$30.50 per month per unit	Bi-weekly or as needed (Customer would call in)		X	Would have a dedicated City of Hogansville customer service number.
Martin	Regional Office In Lagrange, GA	Shannon Meuleman	334-790-1436	shannon@martinenvlr ommentalsvcs.com	Weekly	\$22.56 per mo. Per unit	\$20.00 per month per unit	Weekly pick- up included in monthly price		X	Roll off for recycling is an option at added costs. \$25 mattress fee, and no fuel surcharges. Second cart cost \$10.00. Hillcrest Site - \$10 per Yard for Hogansville Residents or 2 sites for roll offs with a \$350.00 per dumpster per haul flat rate (as needed).
121 Disposal	Auburn, AL	DeeDee Hall	904-238-0087	dthall@121disposal.co m	Weekly	\$19.38 per mon. per unit	?	Weekly included in the price	X		\$10.17 per additional carts.
Am Waste	West Point, GA	Mandy Renova	770-856-4634	Mandy emrenova@amwasteu sa.com	Weekly	Side Load \$21.01 & Rear Load \$35.71	Rate is the same as residential	Weekly included in price	X	X	Current Provider. Roll off recycling is an option at an added cost, no mattress fee (included inbulk), and no fuel surcharges.

CITY OF HOGANSVILLE		2026 / 2027	2025 / 2026	2025 / 2026	2025 / 2026	2024 / 2025	2023 / 2024	2022 / 2023	2021 / 2022
ACCOUNT DESCRIPTION		Proposed Budget	Actuals thru	Estimated for the Year	Adopted Budget	Actual	Actual	Actual	Actual
		1	2	3	4	5	6	7	8
Fund 4 Sanitation 4535									
REVENUE									
0004 535	00340 Sanitation Sales	\$ 394,524	\$ 235,973	\$ 314,631	\$ 336,047	\$ 304,736	\$ 295,151	\$ 291,458	\$ 287,282
0004 535	00349 Sanitation Adjustments	\$ (1,000)	\$ (905)	\$ (905)	\$ (665)	\$ (594)	\$ (149)	\$ (182)	\$ (714)
	Total Revenue	\$ 393,524	\$ 235,068	\$ 313,726	\$ 335,382	\$ 304,142	\$ 295,002	\$ 291,276	\$ 286,568
EXPENSES									
0004 535	00518 Employee Assistance Program	\$ -	\$ -	\$ -	\$ -	\$ 375	\$ 375	\$ -	\$ -
0004 535	00529 Admin Support Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,950	\$ 4,950	\$ 3,000
0004 535	00562 Supplies & Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446	\$ -
0004 535	00567 Wholesale Purchase - Sanitation Services	\$ 425,074	\$ 295,118	\$ 442,677	\$ 352,458	\$ 314,189	\$ 363,277	\$ 353,712	\$ 308,066
0004 535	00xxx Wholesale Purchase - Recycling	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0004 535	00598 Safety Glass Enclosure Payment Window	\$ -	\$ 1,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0004 535	00601 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ 3,300	\$ 17,726	\$ 9,899	\$ -
	Total Other Expenses	\$ 443,074	\$ 297,089	\$ 442,677	\$ 352,458	\$ 317,864	\$ 386,328	\$ 369,007	\$ 311,066
	Total Expenses	\$ 443,074	\$ 297,089	\$ 442,677	\$ 352,458	\$ 317,864	\$ 386,328	\$ 369,007	\$ 311,066
	Net Income / (Loss)	\$ (49,550)	\$ (62,021)	\$ (128,951)	\$ (17,076)	\$ (13,722)	\$ (91,326)	\$ (77,731)	\$ (24,498)

CITY OF HOGANSVILLE					2026 / 2027	2026 / 2027	2025 / 2026	2025 / 2026	2024 / 2025
					07/01/2026 to 07/14/2026	07/01/2026 to 06/30/2027	07/01/2025 to 06/30/2026	07/01/2025 to 06/30/2026	
				Planned Projects	Actuals	Adopted Budget	Actuals	Adopted Budget	Actual
FUND 12 SPLOST VI 2025									

		REVENUE						
		00310	700	2025 SPLOST Revenue 26 27		\$ -	\$ 1,232,650	
		00310	700	2025 SPLOST Revenue 25 26,		-		
		00310	700	2025 SPLOST Revenue, 1st distribution June 27, 2025		-		
						\$ -	\$ -	\$ -
						\$ -		
						\$ -		
					Total Revenue	\$ -	\$ 1,232,650	\$ 1,051,599 \$ 720,000 \$ 4,500

[illegible][illegible]

First payment August 2025
First payment January 2027

AAnderson