



City of Hogansville  
**City Council**  
Work Session Meeting Agenda  
**Monday, November 6, 2023 – 5:30 pm**

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

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

**WORK SESSION – 5:30 pm**

**ORDER OF BUSINESS**

1. Meriwether County Water & Sewerage Authority Proposal for Waste Water Services
2. Royal Theater Change Orders Recommendations and Notice to Proceed on Phase 2

Monday, November 6, 2023

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

### **Work Session Meeting**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 5:39 pm. Present were Mayor Jake Ayers, Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh.

#### **DISCUSSION ITEMS**

##### ***1. Royal Theater Change Orders Recommendations and Notice to Proceed on Phase 2***

Principle Construction Contractors were present to answer questions for Council regarding change orders 1-3 for the Royal Theater Renovation Project. Since it has surpassed 90 days from the original contract, contractors went back to check pricing on materials. They explained metals have increased significantly. There was also a conflict with duct work and the sprinklers that had to be reworked. Another additional cost was the request to add a door from the concession area to the stairway for safety concerns. Contractors also discussed the price increase to add the spire. The local company that was planning to do it lost employees and is not able to do the spire. This will increase the cost to do the spire. Lisa Kelly recommended taking the spire out of the cost of the change orders, as the City can open the Theater without having the spire. They can add it once additional funding is found. There will be additional change orders brought to Council at a later time, but staff is asking Council to approve Change Orders 1-3 at tonight's Regular meeting and give notice to proceed on phase II. The City is still continuing to look for additional funding for the project.

##### ***2. Meriwether County Water & Sewerage Authority Proposal for Waste Water Services***

City Manager Lisa Kelly explained she and Waste Water Superintendent Mark Hammond had two conversations with Meriwether County regarding wastewater services, under a non-binding agreement prepared by each entity's attorneys, in order to reach an agreement with waste water compliance within their system. MCWSA has been out of compliance, based on EPD standards, with regard to ammonia and phosphorus for several years. Due to the levels of non-compliance, Hogansville's waste water plant has higher than allowed levels requiring us to perform extra treatment prior to discharging. In an attempt to bring them into compliance, discussions have been held on placing a combination of certified operator and non-certified employee at their system for approximately 20 hours per week at a combined total monthly charge of \$2,625.87. The City could use current staff, as the hours would taper off over time once compliance is met. Other discussion would put the City in an enforcement position to work with the industries in the park for pre-treatment and compliance prior to waste water going into the Meriwether County system. Staff is looking for Council's thoughts on moving forward with discussions. There is also the issue of the lawsuit with Meriwether County Water & Sewerage. Last discussions on a settlement amount reflect the City offering an amount of \$115k + surcharges, with a counter by MCWSA of \$50k to include both. There is also the matter of surcharges that are approximately \$2,100 per month since April 2021 when the fourth amendment to the intergovernmental agreement was adopted. The city has not received any payments from the surcharges since its inception. Council agreed to move forward with discussion and work toward a solution, for both, compliance and settlement.

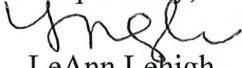
**3. Variance Request – Brooks Home Manufactured Home**

This item was added at the request of Council. A couple purchased property in 2022 and had planned to place a manufactured home on the property. At that time, the ordinance allowed manufactured homes in that zoning. However, no permit had been requested until August 2023. Since our UDO passed in June 2023, it changed the ordinance not allowing manufactured homes on that property. The Dunn's have already purchased the home and making payments on a home that is not allowed on their property. Planning & Zoning recommended denying the variance request grandfathering the previous zoning to allow placement of the manufactured home.

**ADJOURNMENT**

Mayor Jake Ayers adjourned the Work Session at 6:42 pm.

Respectfully,



LeAnn Lehigh  
City Clerk

