



EXPRESSIONS THEATER

Welcome
To
Historic
Hogansville

CITY HALL ROYAL

CITY OF HOGANVILLE | TOWN HALL

JUNE 14, 2018

WATER PRESSURE ISSUES WEST END



WATER PRESSURE ISSUES – WEST END

- April 2015: Preliminary Engineering Report Completed
- Report identified several solutions to address:
 - Ongoing water pressure issues on the West End
 - High volume of non-revenue water (lost and unaccounted for water)



WATER PRESSURE ISSUES – WEST END

- Engineering Report | Scope of Work No. I
- Replace 28,600 linear feet of water mains along Highway 29 and westward to improve water quality and reliability and lower water volume lost to leaks
 - 2015 Estimated Cost: \$1,709,400



WATER PRESSURE ISSUES – WEST END

- Engineering Report | Scope of Work No. 2
- Construct a 500,000 gallon elevated storage tank to replace/augment the Pine Street and Granite Street stand pipes; includes SCADA upgrades as needed. Tank upgrades will improve available pressure and fire protection.
 - 2015 Estimated Cost: \$1,612,800



WATER PRESSURE ISSUES – WEST END

- Engineering Report | Scope of Work No. 3
- Construct a booster pump station and ground storage tank at the LaGrange meter; pump water directly to Interstate Tank along Bass Cross Road. This arrangement will better serve higher pressure zone without causing large pressure drops in the low pressure zone around Taliaferro, Boyd and Maple Streets. New customers may also be served by the proposed lines.
 - 2015 Estimated Cost: \$1,400,900



WATER PRESSURE ISSUES – WEST END

- Engineering Report | Scope of Work No. 4
- Replace customer meters throughout the system with radio-read meters for greater accuracy and less man-hours required.
 - 2015 Estimated Cost: \$701,600



WATER PRESSURE ISSUES – WEST END

- Report was presented to USDA Rural Development for funding assistance
- Overall project cost estimate is approximately \$5,424,700 and includes an allowance for contingencies, engineering, inspection and legal assistance
- Based on the preliminary underwriting results, Hogansville may qualify for USDA Rural Development grant funds to construct almost half of the needed improvements



WATER PRESSURE ISSUES – WEST END

- Since each of these projects requires a significant capital investment, staff recommends continuing the USDA underwriting process to fund these projects
- Staff is pursuing a federal Community Development Block Grant (CDBG) for \$750,000 to address aging water lines on the West End during the FY2019 cycle
- Public Works continues to proactively replace service lines rather than repair them



DOWNTOWN MASTER PLAN NEXT STEPS



Hogansville

2018 Hogansville Downtown Master Plan
Report Prepared by:

[canvas]
PLANNING GROUP

Georgia
CONSERVANCY

VillageGreen
Consulting & Development Services

DOWNTOWN MASTER PLAN – NEXT STEPS

- Re-purpose PNC Bank Building and former City Library
 - PNC Bank to become new City Hall
 - Find prospects for former City Library
- Expand Tower Trail
 - Phase V Trail grant -- \$200,000 from Georgia DNR – approved, under design
- Utilize Royal Theater for community arts and entertainment
 - Roof replacement grant secured from Georgia DNR
 - Master Plan for theater due July 16, 2018
 - City to seek second Fox Theatre grant in August 2018 for bid-ready plans, specs



DOWNTOWN MASTER PLAN – NEXT STEPS

- Create a downtown zoning district
 - Planning & Zoning Commission updating city codes
- Create a mix of businesses to create a regional destination
 - Unique restaurants – Karvelas Pizza on Commerce Street
 - Artist studios/maker spaces – Pedal Forward bike shop
- Encourage additional downtown housing
 - 101 College Street



DOWNTOWN MASTER PLAN – NEXT STEPS

- Provide consistent programming and events
 - DDA, Hummingbird Festival and Pioneer Group expanding, improving their events
- DDA to meet with Georgia Conservancy to discuss other implementation ideas.
- August 2018 City will use this Master Plan to apply for Rural Act Tax Credits from Georgia DCA.
- Enlarge target area to enable low-income senior housing



DEBT 101
HOW WE GOT HERE &
WHERE DO WE GO FROM HERE



Chance

MUNICIPAL BOND

MATURES

PAY INTEREST

DEBT 101 – HOW WE GOT HERE & WHERE DO WE GO FROM HERE

- January 1994: Series 1993 Bond (\$5,980,000)
 - Refunding of existing bond, covering all Enterprise Funds
 - Sprayfield/Land Application System
 - City is paying interest only; MEAG is currently paying our principal
 - Payments end in October 2023
 - Balance as of today - \$2,950,000



DEBT 101 – HOW WE GOT HERE & WHERE DO WE GO FROM HERE

- October 2004: Gas System Revenue Bonds (\$1,845,000)
 - Elimination of all steel distribution and service lines
 - Payments end in October 2024
 - Balance as of today - \$875,000



DEBT 101 – HOW WE GOT HERE & WHERE DO WE GO FROM HERE

- June 2006: GEFA Loan No. 1 (\$256,730)
 - Improvements to Water and Waste Water systems
 - Payments end in May 2021
 - Balance as of today - \$60,647



DEBT 101 – HOW WE GOT HERE & WHERE DO WE GO FROM HERE

- April 2012: GEFA Loan No. 2 (\$348,475)
 - Cost overruns from steel gas pipeline elimination project
 - Payments end in April 2032
 - Balance as of today - \$266,432

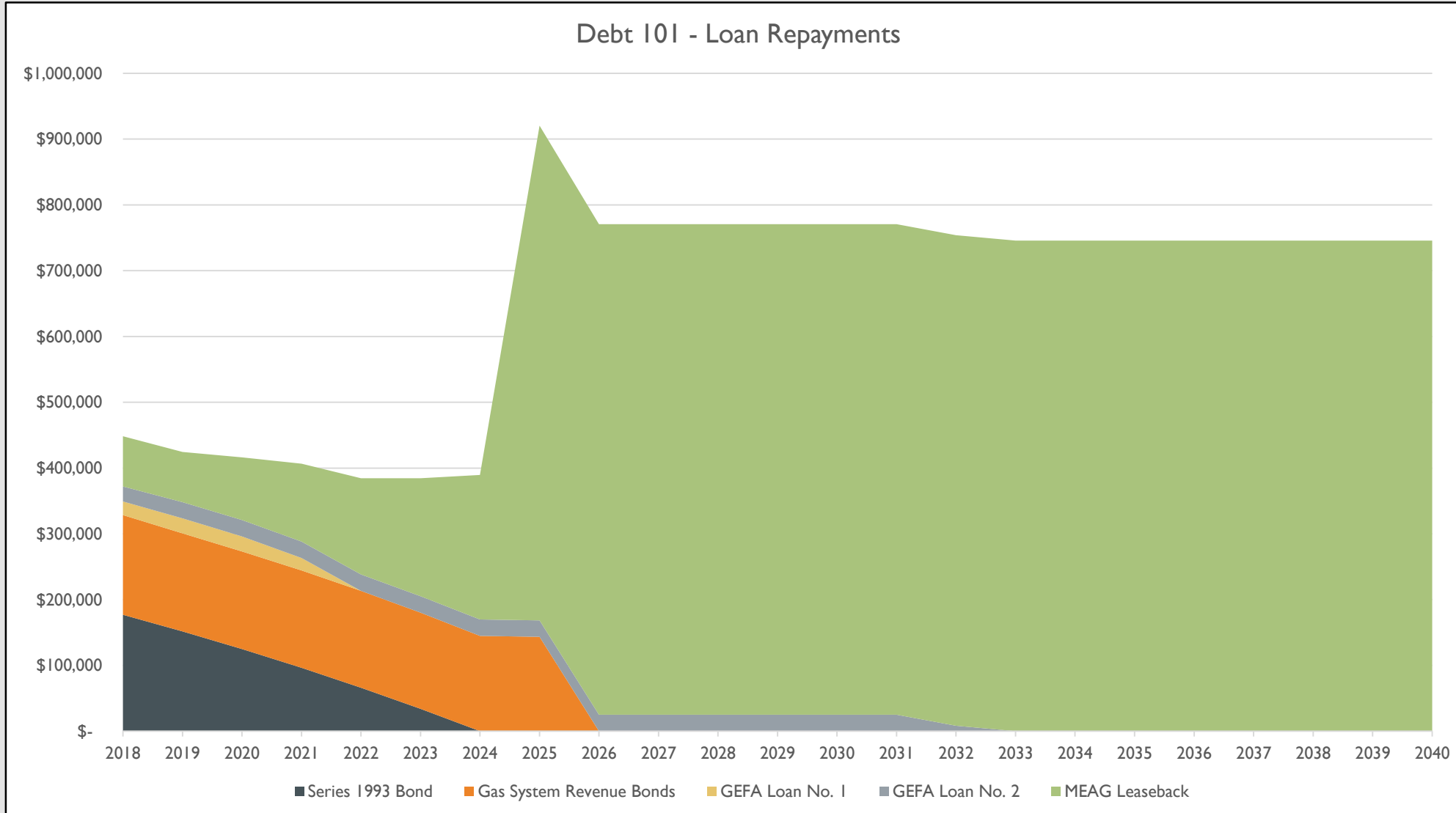


DEBT 101 – HOW WE GOT HERE & WHERE DO WE GO FROM HERE

- October 2012: MEAG Leaseback (\$5,980,000)
 - Reimburse MEAG for making Hogansville's Principal payments on the Series 1993 Bonds
 - MEAG has been paying the Principal for the Series 1993 Bond
 - City began MEAG loan re-payment in October 2012
 - Escalation begins in October 2024 when City begins paying escalated Principal & Interest
 - Payments end in October 2040



DEBT 101 – HOW WE GOT HERE & WHERE DO WE GO FROM HERE



DEBT 101 – HOW WE GOT HERE & WHERE DO WE GO FROM HERE

- New Debt: USDA Waste Water Treatment Plant Upgrade/Expansion (\$8,688,195)
 - Less \$2,500,000 – USDA Grant
 - Less \$1,600,000 – Meriwether County contribution for 25% ownership
 - City Portion – \$4,588,195



STATUS:
GRANT-FUNDED PROJECTS



STATUS OF GRANT-FUNDED PROJECTS

- Tower Trail – Phase V
 - GA DNR – \$200,000, plus match
 - Cross ravine and extend trail to High Street
 - Preliminary Approval March 2018
 - Design underway
 - Construction begins when GA DNR says GO - 2019

- Replace Royal Theater Roof
 - GA DNR – \$20,000
 - SPLOST match
 - Bid out when GA DNR says GO



STATUS OF GRANT-FUNDED PROJECTS

- Hogansville Corridor Plan
 - Callaway Foundation – \$42,000 to GA Conservancy
 - East Main Street from I-85 into Town
 - US 29 from downtown south
 - Due November 1, 2018
 - To address senior housing near Stony Ridge
- Body Camera Grant
 - US DOJ – \$10,129
 - Replace 8 cameras and buy 8 new ones
 - Update software
 - Grant work underway
 - Working with DOJ to release grant funds



STATUS OF GRANT-FUNDED PROJECTS

- FEMA Projects - Under design and expected to go out to bid in 30 days
 - Boyd & Ditch behind Mac Reynolds – \$88,1934
 - Poplar Street – \$48,572
 - Green Avenue – \$62,228
- FEMA Project – Elm Street Bridge
 - Currently out for bid – \$124,016

