



City of Hogansville
City Council
Regular Meeting Agenda
Monday, May 16, 2022

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

Mayor: Jake Ayers	2025	City Manager: Jonathan H. Lynn
Council Post 1: Michael Taylor, Jr	2025	Assistant City Manager: Lisa E. Kelly
Council Post 2: Matthew Morgan	2025	City Attorney: Alex Dixon
Council Post 3: Mandy Neese*	2023	Chief of Police: Jeffrey Sheppard
Council Post 4: Mark Ayers	2023	
Council Post 5: Toni Striblin	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 May 16, 2022
2. Approval of Minutes: Mayor & Council Retreat held on May 2, 2022
3. Approval of Minutes: Regular Meeting held on May 2, 2022

Citizen Appearance

1. Angie Bennett – Update on EDED clean-up events in April 2022

New Business

1. Authorization to Enter into Agreement with Troup County Archives
2. Authorization for Negotiation of Development Agreements

City Manager's Report

Assistant City Manager's Report

1. Discussion of Proposed Budget Schedule

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

- May 19, 2022 – 5:30 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- May 24, 2022 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
- June 6, 2022 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall



05/02/2022

Mayor and Council Retreat

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

The Mayor and Council held a Mayor and Council Retreat on Monday, May 2, 2022. 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 Jonathan Lynn, Assistant City Manager Lisa Kelly, Deputy City Clerk LeAnn Lehigh, and City Attorney Alex Dixon.

The meeting was called to order at 1:00 pm and adjourned at 5:03 pm.

Respectfully,

LeAnn Lehigh
Deputy City Clerk



May 2, 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 7:00 pm. Present were Council Members Michael Taylor, Jr, Matthew Morgan, Mandy Neese, Mark Ayers, and Toni Striblin. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly and City Attorney Alex Dixon.

Reverend George Bailey gave an invocation and Mayor Ayers led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Striblin moved to approve the Consent Agenda. The motion was seconded by Council Member Neese.

Roll Call Vote: Taylor (Yea), Morgan (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea).

Motion Passed 5-0

PRESENTATIONS

1. LaGrange-Troup County Chamber of Commerce to Present Update on Benefits/Activities in Hogansville

Members of the LaGrange-Troup County Chamber of Commerce shared their mission and opportunities available to Chamber members. Leslie Trailer spoke about what the chamber can do for small businesses in Hogansville and insurance benefits offered. The Chair of the Board, Jamie Jackson, spoke on how the chamber has been rebranded after Covid and the new shop-at-home program. He also spoke about HYPE (Helping Young Professionals Engage) that has 80 young professionals enrolled.

2. Historic Preservation Commission Update – Wanda Lowe

Wanda Lowe addressed the Mayor and Council thanking Lynne Miller for her hard work. She said that all members of the HPC are compliant with their training. She explained that the HPC gives consideration to changes to historic properties. Structural changes are required to go before the HPC for a Certificate of Appropriateness. Checklists and packets are provided to property owners with information on their responsibilities within the historic district.

3. Charron Prophet to Discuss Elevations

Charron Prophet gave an update on the program and progress. The kids in K-5th grade were in the top 25 in the nation in the national Read Bowl. The Elevations summer program will be held Monday through Friday from 7am – 3pm and will run for seven weeks in the summer. He spoke about Friends of Elevations – people in the community who mentor, volunteer, donate, etc. Rosanna Prado, chair of the Friends of Elevations, asked for help from the city now and in the future. They are looking for support to expand the program.

NEW BUSINESS

1. Charter Communications

Motion: Motion was made by Council Member Neese to approve the pole attachment agreement with Charter/Spectrum Communications to begin co-locating on poles with fiber internet. The motion was seconded by Council Member Ayers.

Discussion: City Manager Jonathan Lynn explained that Charter Communications has asked for an agreement with the city to install fiber internet. Charter would pay \$18 per pole per year on poles in which they co-locate.

Motion Carries 5-0

2. Tennis Court Lighting

Motion: Motion was made by Council Member Neese to approve Diverse Power to install lighting at the tennis courts in a not-to-exceed amount of \$27,000. The motion was seconded by Council Member Taylor.

Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Jake Ayers adjourned the meeting at 8:27 pm.

Respectfully,



Lisa E. Kelly
City Clerk / Assistant City Manager



CITY OF HOGANSVILLE
CITIZEN REQUEST TO BE PLACED ON THE CITY
COUNCIL MEETING AGENDA

*Requests must be made by 12:00 pm the Wednesday prior to the meeting in order to be placed on the next meeting agenda.

Name: Angie Bennett (as board member of ECO-ACTION SOCIETY)

Address: 502 Lawrence St.

Phone: (424) 268-0627

Meeting date for which you wish to appear? 5/16

Question/Issue you wish to discuss: EDEN (cleanup events in particular) outcome of the EDEN event + next years event

Please describe in detail: would like to share outcomes + suggestions for improving/expanding participation next year + get any ideas / feedback

Have you previously discussed this with the City Manager? Yes No X

Have you previously discussed this with the Mayor or member of Council? Yes No X

What was the response from such discussion(s)?

Why was the above response not adequate?

What is the resolution you seek?

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: Angela Bennett Date: 5-9-22

Office Use Only: Reviewed By the City Manager Date: 5/11/22 Approved By the Mayor Date: Citizen Notified by 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



Jonathan Lynn, City Manager
Lisa Kelly, Assistant City Manager
Alex Dixon, City Attorney

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

COUNCIL ACTION FORM

MEETING DATE: May 16, 2022 **SUBMITTED BY:** Jonathan Lynn

AGENDA TITLE: Authorization to enter into agreement with Troup County Archives

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 city is required to maintain and keep certain vital and historical records for a minimum set number of years if not in perpetuity. Staff has been in contact with the Troup County Archives to assist us with both record retention at their facility as well as digitization of vital records including maps, plans, council minutes, financial records, etc.

Currently, Troup County Archives provides services to City of LaGrange, Troup County Government, and Troup County Schools.

The amount for this service would be an annual amount, beginning July 1, 2022, of \$28,000.

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

Funding would come from general fund budget on an annual basis in the amount of \$28,000 beginning July 1, 2022.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of archive services with Troup County Archives in the amount of \$28,000 for off-site record retention, document digitization, and other records related matters.

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



Jonathan Lynn, City Manager
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COUNCIL ACTION FORM

MEETING DATE: May 16, 2022 **SUBMITTED BY:** Jonathan Lynn

AGENDA TITLE: Authorization for Development Agreements

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

Ordinance (No. ____) Contract Information Only Public Hearing

Resolution (No. ____) Ceremonial Discussion/Action Other

BACKGROUND (Includes description, background, and justification)

As the city continues to grow, there will be increased loads on our infrastructure as it relates to water and sewer. Developments are required to include infrastructure within their developments that serve their customers and the only responsibility of the city is to provide them a connection point. However, the capacity is here for the developments but there will need to be upgrades to our current public infrastructure systems as we place more and more customers on those lines. Specifically, lines that carry water sewer to and from developments while serving our city customers are going to face the need to be increased in length and size moving forward.

With the increased need for these improvements to our infrastructure, the city is asking the developers of our new developments to improve the infrastructure that they are going to be utilizing outside the boundaries of their subdivisions. While this is not uncommon, the improvements being asked of developers are going to be improvements that will benefit all residents of Hogansville and reduce future infrastructure upgrade costs to the city. For example, laying 1,000 feet of upsized sewer pipe along Askew Avenue will increase flow for residents throughout the village area that are already connected or adding 2,500 feet of water line will assist the city in providing more pressure to customers along our existing lines.

The city currently charges tap fees for water and sewer hookups to our system for the purpose of possible upgrades in the future to our infrastructure as well as a per lot development fee.

Staff is requesting that the City Manager be provided the authorization to enter into development agreements on behalf of the city for developments that create a minimum of 50 residential lots or a mixed-use development that would entail at least 40 residential units and some combination of retail/commercial components utilizing the following components:

- Ability to forgive development feet and/or tap fee amounts for only those portions of developments that are outside of the boundaries of the development and considered to provide a public benefit for other utility customers in the city;
- Ability to only require that the developer/builder only pay the city for the actual costs of the meters themselves and thus providing zero financial outlay from the city for any development;
- All development agreements will be provided to the council as soon as they are in place;
- No development agreement will be allowed to consider forgiveness of property taxes;
- No development agreement will be allowed to consider forgiveness for any portion of building permit, land disturbance, plan review, or any other fees associated with construction type work;
- No development agreement will be allowed to offset traffic improvements through said agreement nor will the city agree to make any specific improvements for the benefit of a particular development;
- No fees are to be waived for actual costs to the city such as water and sewer meter purchases; and
- Mayor and City Council will be notified of all agreements being considered and entered into under these parameters.

In summary, these development agreements are a mechanism to ensure that residents of Hogansville are paying no costs for any new development in the city. Costs for infrastructure upgrades are to be placed on the developer. The city will receive one-time revenues from permit fees for all developments **and** on-going revenue from annual property taxes, utility payments, and sales tax increases from increased resident base.

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

Funding impacts would be considered null on this request as there would be no outlay of city funding for these projects and any agreement would be for a public good and not for specific development customers. **No taxes, permit fees, or actual meter costs will be considered for abatement under any development agreement.**

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of authorization to allow the City Manager to enter into development agreements for the City of Hogansville under the specific parameters above.



2022/2023 Budget Schedule:

Staff Only

Through 06/03/2022

Data Input

Mayor / Council / Staff

06/03/2022	2:00pm	Draft Budget available to Mayor & Council Draft Budget available to the Public
06/06/2022	5:30pm 7:00pm	Work Session – Budget Public Hearing - Budget Regular Meeting
6/13/2022	5:30pm	Work Session – Budget (???? If needed)
06/20/2022	10:00am 5:30pm 7:00pm	AM Public Hearing - Budget Work Session - Budget Public Hearing - Budget Regular Meeting
06/30/2022	5:30pm	Called Meeting - Adoption of Budget