



City of Hogansville
City Council
Work Session Meeting Agenda
Monday, November 21, 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

Work Session Meeting – 6:00 pm

Order of Business

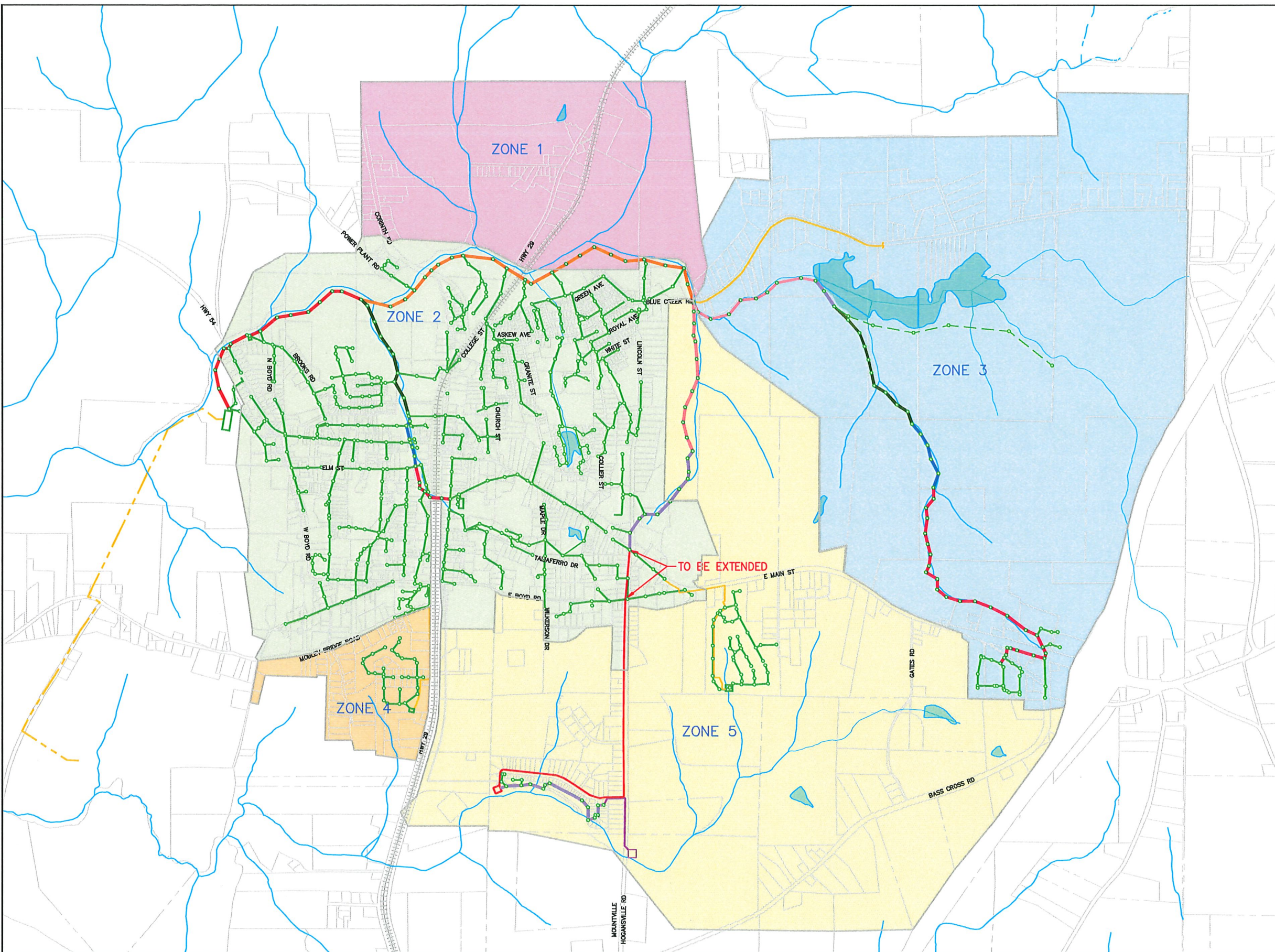
1. Tap Fees
2. LMIG '23 – Potential Projects
3. Schedule 2023 Mayor/Council Retreat

**CITY OF HOGANSVILLE, GEORGIA
CAPACITY FEE ZONES**

Project	Cost	Zone Responsibilities				
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
1. Hunt Club/Yellowjacket Interceptor	\$1,324,000				X	
2. Hummingbird Estates Sewer Upgrade	\$1,430,000					X
3. Hummingbird Estates PSTA	\$1,605,000					X
4. Oak/Ware Interceptor	\$1,048,000				X	
5. Yellowjacket Creek Interceptor Phase 1	\$1,088,000	X		X		X
6. Wastewater Plant	\$20,000,000	X	X	X	X	X
7. Highway 54 Interceptor	\$2,735,000	X	X	X	X	X
8. Main St/Blue Creek Road Interceptor	\$2,884,000					X
9. Yellowjacket Creek Interceptor Phase 2	\$3,527,000	X		X		X
10. Water Lines	\$4,147,200	X		X	X	X
11. Elevated Water Tank	\$2,000,000			X		X
12. Ingles Phase 3	\$322,000			X		
13. Ingles Phase 2	\$1,398,000			X		
14. Ingles Phase 1	\$389,000			X		
Cost of Projects	\$43,897,200	\$31,497,200	\$22,735,000	\$35,606,200	\$29,254,200	\$39,416,200
Portion of Total Improvements Attributed to Zone		72%	52%	81%	67%	90%
Cost Per Home		\$10,300	\$7,500	\$11,700	\$9,600	\$12,900
# of Homes Anticipated		250	40	1,950	140	620
Revenue	\$35,032,000	\$2,575,000	\$300,000	\$22,815,000	\$1,344,000	\$7,998,000
Lots considered a re-development (previous water and sewer tap) would only pay the tap fees of (\$1,500 water & \$1,500 sewer)						

Note: Flow at WPCP is currently 400,000 gpd average (excluding Meriwether County) and 910,000 gpd in the peak month with 1,500 customers (275 gpd/customer). Plant is permitted for 1.5 MGD (1.25 MGD for Hogansville). It is expected that after 1,000 homes are connected the City will see occasional months with flow higher than the permit limit. After 3,000 homes are added the flow is expected to be above the permit limit most months.

Prepared by:
Turnipseed Engineers
Atlanta, Georgia
October 31, 2022



LEGEND

- CREEK
- RAILROAD
- EXISTING FORCE MAIN
- EXISTING 8" SEWER LINE
- PROPOSED 10" SEWER LINE
- PROPOSED 12" SEWER LINE
- PROPOSED 15" SEWER LINE
- PROPOSED 18" SEWER LINE
- PROPOSED 24" SEWER LINE
- PROPOSED 30" SEWER LINE
- PROPOSED 36" SEWER LINE



GRAPHIC SCALE

CITY OF HOGANSVILLE, GEORGIA
SEWERAGE SYSTEM IMPROVEMENTS

**SEWER ZONE MAP
FULL BUILD**

SCALE: AS SHOWN DATE: OCTOBER 2022

