City of Hogansville

City Council

Regular Meeting Agenda

Monday, August 7, 2023 – 7:00 pm

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

Mayor:	***Jake Ayers***	*2025*	City Manager:	***Lisa E. Kelly***
Council Post 1:	***Michael Taylor, Jr***	*2025*	Assistant City Manager:	**Niles Ford**
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*	City Clerk:	***LeAnn Lehigh***
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 August 7, 2023
2. Approval of Minutes: Regular Meeting July 17, 2023
3. Approval of Minutes: Work Session Meeting July 17, 2023

Presentations

1. Employee Service Award – Thomas Messer – 20 Years
2. Proclamation – Purple Heart Community

New Business

1. Jones Crossing - ROW and Pump Station Deeds

City Manager's Report

Chief of Police Report

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

- August 15, 2023 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- August 17, 2023 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- August 19, 2023 – 5:00 pm – 8:00 pm | Hogansville Alive After Five
- August 21, 2023 – 7:00 pm – Public Hearing and Regular Meeting of the Mayor and Council at Hogansville City Hall
- August 22, 2023 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall

HOGANSVILLE
GEORGIA

07/17/2023

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

Regular Meeting

Call to Order: Mayor Jake Ayers called the meeting to order at 7:00 pm. Present were Council Member Michael Taylor, Jr., 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, Police Chief Jeff Sheppard, City Attorney Alex Dixon, and City Clerk LeAnn Lehigh. Council Member Matthew Morgan was not present at the meeting.

Council Member Ayers gave an invocation and Mayor Ayers led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Neese moved to approve the Consent Agenda, amending to add line item 3 under New Business – Emergency Repairs – Poplar Street. The motion was seconded by Council Member Taylor.
Motion Carries 5-0

PRESENTATION

1. ***Hogansville Police Department Junior Police Academy***
   Hogansville Police Chief Jeff Sheppard recognized Officer Danielle Thompson, Michelle Hollis, and Tamara Harden for their hard work hosting the Police Department's first Junior Police Academy. They averaged around 20 kids daily. The kids learned about the police department, code enforcement, traffic stops, had K-9 demonstrations, tried on police uniforms and learned about communications. Several of the attendees were present for recognition and pictures.

NEW BUSINESS

1. ***Construction Manager Bid Award***

Motion: A motion was made by Council Member Striblin to award the bid to Principle Construction to perform Construction Management services. The motion was seconded by Council Member Neese.
Discussion: None
Motion Passes – 4-0

2. ***Development Agreement – Villages at Huntcliff Phase II & Shallow Creek Phases II & IIA Subdivisions***

Motion: A motion was made by Council Member Neese to approve the development agreement with the developers of Villages at Huntcliff Phase II and Shallow Creek Phases II & IIA that will waive approximately $900k in water and sewer tap fees in exchange for them upgrading two sections of sewer inceptor that carry wastewater from both subdivisions at an approximate cost of $1.2M, with the conditions that they also address the drainage issues on the existing phase of Villages at Huntcliff that are affecting residents on the south portion of Fox Chase Way, and further conditions requiring developers to have a performance bond in place for each phase of construction of the sewer lines. The motion was seconded by Council Member Striblin.
Discussion: None

Motion Passes – 4-0

3. Emergency Repairs – Poplar Street

Motion: A motion was made by Council Member Neese to approve Crawford Grading for an emergency repair to an approximate 100'section of paving on Poplar Street due to inadequate compaction, in the amount of $19,652. The motion was seconded by Council Member Striblin.

Discussion:

Motion Passes – 4-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Jake Ayers adjourned the meeting at 7:59 pm.

Respectfully,

LeAnn Lehigh
City Clerk

HOGANSVILLE
GEORGIA

07/17/2023

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 6:03 pm. Present were Mayor Jake Ayers, Council Member Michael Taylor, Jr., 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, Police Chief Jeff Sheppard, City Attorney Alex Dixon and City Clerk LeAnn Lehigh. Council Member Matthew Morgan was not present at tonight's meeting.

DISCUSSION ITEMS

1. LCRR Update

Assistant City Manager Niles Ford is working on a customer communication and FAQ regarding the LCRR update, that will go in September's utility mailers. He is also putting together a PowerPoint presentation. He is looking at what other municipalities are doing to let their citizens know about the update and he will also be contacting our local municipalities to let them know our plan. He is considering multiple locations for Town Hall meetings will be putting together a social media campaign. More information and proposed scheduling will be addresses at the next work session.

2. Development Agreement – Villages at Huntcliff Phase II & Shallow Creek Phases II & IIA Subdivisions

The developers of Villages at Huntcliff Phase II and Shallow Creek Phases II & IIA Subdivisions have submitted a proposed development agreement that will waive approximately $900k in water and sewer tap fees in exchange for them upgrading two sections of sewer inceptor that carry waste water from both subdivisions at an approximate cost of $1.2M. The upgrades will be built per the City's specifications & construction plans and inspections will be performed by Turnipseed Engineers. During discussion held between Mayor, Council, and Chad Caldwell (Developer), further conditions were placed that the developer address the drainage issues on the existing phase of Villages at Huntcliff that are affecting residents on the south portion of Fox Chase Way. Further conditions are the developers be required to have a performance bond in place for each phase of construction of the sewer lines. Bonds must be in place prior to permits being issued and the drainage issue must be resolved prior to final plat approval.

ADJOURNMENT

Mayor Jake Ayers adjourned the Work Session at 6:46 pm.

Respectfully,

LeAnn Lehigh
City Clerk

HOGANSVILLE
GEORGIA

CITY OF HOGANSVILLE

PROCLAMATION

PURPLE HEART COMMUNITY

WHEREAS, the people of the City of Hogansville have great admiration and the utmost gratitude for all the citizens of our community who have selflessly served in the Armed Forces that has been vital in maintaining the freedom and the way of life enjoyed by our citizens; and

WHEREAS, citizens of our community have been killed in action while serving in the Armed Forces and have been posthumously awarded the Purple Heart for their ultimate sacrifice; and

WHEREAS, citizens of our community have been awarded the Purple Heart for their bodily sacrifice of being wounded by the hand of the enemy while engaged in combat; and

WHEREAS, the Purple Heart is the oldest American military decoration and was created as The Badge of Military Merit, made of purple cloth in the shape of a heart with the word "Merit" sewn upon it, on August 7, 1782 in Newburgh, New York by General George Washington, then reestablished as the Purple Heart on February 22, 1932 by General Douglas McArthur; and

WHEREAS, the heritage it represents is sacred to those who know the price paid to wear the Purple Heart; and

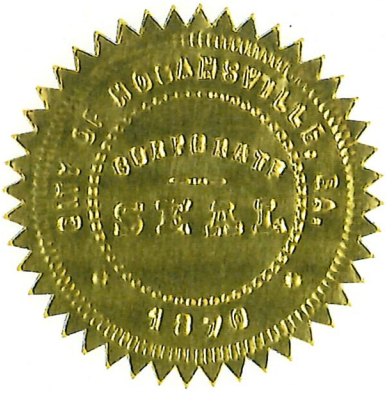
WHEREAS, August 7th is nationally recognized as Purple Heart Day; and

NOW, THEREFORE BE IT PROCLAIMED, that on March 19, 2018, the Mayor and City Council proclaimed the City of Hogansville a Purple Heart Community, honoring the service and sacrifice of those from our community who were awarded the Purple Heart while serving in our Nation's wars; and

ALSO, BE IT PROCLAIMED, that the City of Hogansville will recognize August 7th annually as Purple Heart Day, and urge our citizens and organizations to display the American Flag as well as other public expressions of recognition and appreciation of our Purple Heart recipients.

BY: _____
Mayor Jake Ayers

ATTEST: _____
LeAnn Lehigh – City Clerk



Return to:
Alex L. Dixon, P.C.
313 Greenville Street
P. O. Box 3690
LaGrange, Georgia 30241

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF TROUP.

THIS INDENTURE, hereby made and entered into this _____ day of August, 2023, between **JONES CROSSING DEVELOPMENT, LLC**, A Georgia limited liability company, as Party of the First Part, hereinafter called Grantor, and the **CITY OF HOGANSVILLE, GEORGIA,** as party of the Second Part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of One Dollar ($1.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm any and all interest in the following described property unto the said Grantee, to-wit:

All that tract or parcel of land lying and being in Land Lots 126 & 127 of the 11th District of Troup County, Georgia, being those certain roads and road rights of way ("ROW") known and identified as "Percheron Road" with a 50' ROW, "Friesian Way" with a 50' ROW, "Haflinger Road" with a 50' ROW, "Lusitano Trace" with a 50' ROW, "Falabella Way" with a 50' ROW, "Holsteiner Road" with a 50' ROW, "Lipizzan Trace" with a 50' ROW, and "Marriwari Way" with a 50' ROW, all as shown on final plat of Jones Crossing Phase 1, as per plat recorded in Plat Book 00083, Pages 00278-00284, in the deed records of Troup County, Georgia, which plat is by reference incorporated herein and made a part hereof

This deed is executed for the sole purpose of dedicating and conveying to the public and in particular the City of Hogansville, Georgia, located in Troup County, Georgia, forever in fee simple, all streets, rights of way for streets, water main pipes, valves, hydrants, sanitary sewers, manholes and all storm drain structures contained in and located in the aforesaid subdivision as well as the right to access and use any and all easements as shown on the aforesaid subdivision plat with respect to any and all such streets, roads and utilities, including permanent easements for access, maintenance, inspection and/or construction for all such roads and utilities, including electrical power, gas, water, sewer, storm drains, valves, hydrants, manholes, etc.

This deed does not convey any right, interest or obligation with respect to any common areas, green spaces, amenities, or other private parcels contained within the subject property, which shall remain the property of the Grantor and/or other owners of such properties, except to the extent that the named Grantee herein, the City of Hogansville, Georgia, shall have the right to enter onto and/or access all such properties with respect to any and all such rights of way and/or easements for such roads and/or utilities.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee named herein forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

GRANTOR:
JONES CROSSING DEVELOPMENT, LLC

BY:_____(SEAL)

Signed, sealed and delivered
this _____ day of August, 2023,
in the presence of the following:

_____
Unofficial Witness

_____
Notary Public

Return to:
Alex L. Dixon, P.C.
313 Greenville Street
P. O. Box 3690
LaGrange, Georgia 30241

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF TROUP.

THIS INDENTURE, hereby made and entered into this _____ day of August, 2023, between **JONES CROSSING DEVELOPMENT, LLC**, A Georgia limited liability company, as Party of the First Part, hereinafter called Grantor, and the **CITY OF HOGANSVILLE, GEORGIA,** as party of the Second Part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

Grantor, for and in consideration of One Dollar ($1.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm any and all interest in the following described property unto the said Grantee, to-wit:

All that tract or parcel of land lying and being in Land Lot 127 of the 11th District of Troup County, Georgia, and being more particularly described as follows:

Commencing at a 3/4 inch open top pipe located at the common corner of Land Lots 126, 127, 130 and 131; Thence along a survey tie-line N 75° 26' 12" W, for a distance of 689.81 feet to a point, said point being the True Point of Beginning; Thence S 74° 54' 06" W, for a distance of 30.00 feet to a point; Thence N 15° 05' 54" W, for a distance of 20.00 feet to a point; Thence N 74° 54' 06" E, for a distance of 30.00 feet to a point; Thence S 15° 05' 54" E, for a distance of 20.00 feet to a point, said point being the True Point of Beginning.

Said Parcel Containing 600 square feet or 0.01 acres.

All as shown on the final plat of Jones Crossing Phase 1, as per plat recorded in Plat Book 00083, Pages 00278-00284, in the deed records of Troup County, Georgia, which plat is by reference incorporated herein and made a part hereof.

This deed is executed for the sole purpose of dedicating and conveying to the public and in particular the City of Hogansville, Georgia, located in Troup County, Georgia, forever in fee simple, the sanitary sewer lift station, specifically including any structures and/or infrastructure associated therewith, along with any and all easements for the right to access, use, inspect, maintain and perform construction on such sanitary sewer lift station.

This deed does not convey any right, interest or obligation with respect to any common areas, green spaces, amenities, or other private parcels contained within the subject property, which shall remain the property of the Grantor and/or other owners of such properties, except to the extent that the named Grantee herein, the City of Hogansville, Georgia, shall have the right to enter onto and/or access all such properties with respect to any and all such rights of way and/or easements for such sanitary sewer lift station and/or utilities.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee named herein forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

GRANTOR:
JONES CROSSING DEVELOPMENT, LLC

BY:_____(SEAL)

Signed, sealed and delivered
this _____ day of August, 2023,
in the presence of the following:

_____
Unofficial Witness

_____
Notary Public

HOGANSVILLE
GEORGIA

Millage Rate Schedule

Staff proposes the following schedule for final adoption of the Millage Rate:

08/12/2023	5-year History / Mil Rate Adoption Schedule / Public Notice runs in Troup County News (Must run 7 days prior to 1st Public Hearing)
08/21/2023	1st Public Hearing – 7pm (Just prior to the Regular Meeting)
08/29/2023	2nd ad runs in Troup County News (Must run 7 days prior to final two Public Hearings and adoption)
09/05/2023	2nd Public Hearing – 10am 3rd Public Hearing – 7pm (Just Prior to Regular Meeting) Final Adoption during the Regular Meeting