



City of Hogansville
City Council

Regular Meeting Agenda

Monday, October 2, 2023 – 7:00 pm

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

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Niles Ford</i>
Council Post 2: <i>Matthew Morgan</i>	2025	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese*</i>	2023	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2023	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Toni Striblin</i>	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 October 2, 2023
2. Approval of Minutes: Public Hearing & Regular Meeting September 18, 2023
3. Approval of Minutes: Work Session Meeting September 18, 2023
4. Approval of Minutes: Public Hearing 10am – September 18, 2023

Presentations

1. Hummingbird Festival Artwork and Poster Artist

New Business

1. Tower Trail Boardwalk Repairs
2. Concrete Repairs – Church Street Building/Active Life Center

City Manager's Report

Chief of Police Report

Council Member Reports

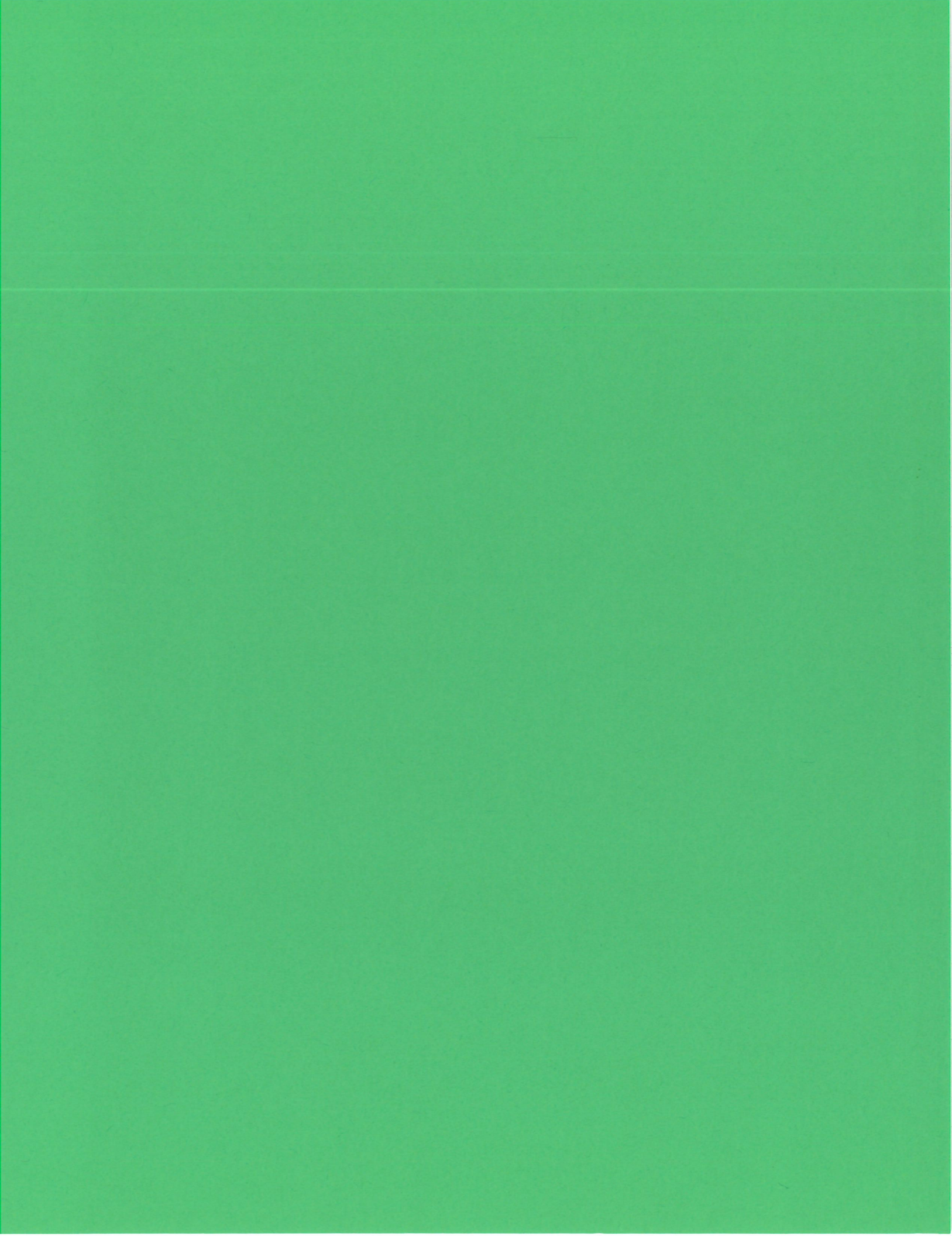
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

Adjourn

Upcoming Dates & Events

- October 14, 2023 – 8:00 am | Hogansville Mutt Strut – Downtown
- October 16, 2023 – 6:00 pm | Work Session Meeting at Hogansville City Hall
- October 16, 2023 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- October 17, 2023 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- October 19, 2023 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- October 21-22, 2023 | Hogansville Hummingbird Festival
- October 24, 2023 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall





Tuesday, 09/18/2023

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

Public Hearing

Call to Order: Mayor Jake Ayers called the Public Hearing to order at 7:06 pm to hear citizen comments on the Millage Rate. Present were 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.

City Manager Lisa Kelly explained that the millage rate has remained unchanged for the last 19 years at 7.950 mils, but due to property re-assessments and new construction, total property taxes received by the City are expected to increase 12.23%. She again stated that the City's millage rate remains the same at 7.950 mils.

There were no citizen comments and Mayor Ayers closed the Public Hearing at 7:16 pm.

Regular Meeting

Call to Order: Mayor Jake Ayers called the meeting to order at 7:16 pm. Present were Council Member Michael Taylor, Jr., 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.

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

CONSENT AGENDA

Motion: Council Member Neese moved to amend the agenda to add Item Number 4 under New Business – Police Department Starting Pay. Council Member Taylor seconded the motion.

Motion Carries 5-0

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

Motion Carries 5-0

PRESENTATIONS

1. Lofton Park Pavers Project Kickoff

Assistant City Manager Niles Ford introduced Dr. Tony Lowe, who assisted Mr. Ford in getting names for the brick pavers that will be installed at Isaiah Lofton Park. There are 13 engraved pavers and Dr. Lowe spoke about the names of each engraved brick.

NEW BUSINESS

1. Adoption of the Millage Rate

Motion: A motion was made by Council Member Taylor to adopt the millage rate at 7.950 mills. The motion was seconded by Council Member Neese.

Discussion: None

Motion Passes – 5-0

September 18, 2023

2. *Billy Tucker Circle Conveyance*

Motion: A motion was made by Council Member Neese to approve the deed transfer of Billy Tucker Circle, located between WellStar and the Family Dollar/Dollar Tree, to the City. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Passes – 5-0

3. *CDBG '21 Change Order*

Motion: A motion was made by Council Member Neese to approve the change order from Crawford Grading to replace 2850 LF of service lines in the amount of \$68,060. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Passes – 5-0

4. *Police Department Starting Pay*

Motion: A motion was made by Council Member Neese to approve the starting pay for police officers at \$21.39/hr. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Passes – 5-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Jake Ayers adjourned the meeting at 8:19 pm.

Respectfully,



LeAnn Lehigh
City Clerk



09/18/2023

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 6:04 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. Police Department Wage & Staff Evaluation

Police Chief Jeff Sheppard and City Manager Lisa Kelly explained that the current budget includes two new patrol officer positions, yet two police officer positions remain open from resignations. They explained that out of several local municipalities, the City of Hogansville's police officer pay was the lowest in the area, including non-certified correctional officers with Troup County. Chief Sheppard noted he is having trouble recruiting officers and is asking Council that if he sacrifices the two new positions that were in the budget, could we bring up starting pay of police officers and adjust pay for seasoned officers. He is asking to increase starting pay from \$19/hr to \$21.09/hr. This would put us close to the average salary for the surrounding area. Council Members discussed and decided meeting the average at \$21.39 would be a better solution

City Attorney Alex Dixon commented that if the request is in confines of the current adopted budget, it does not necessarily need a Council vote, but it would be advised to have Council vote in an open meeting for transparency purposes.

Council members agreed that the proposal is necessary to fill positions with qualified officers. They are good with adding the item to the Regular Meeting agenda for a vote.

ADJOURNMENT

Mayor Jake Ayers adjourned the Work Session at 6:55 pm.

Respectfully,

LeAnn Lehigh
City Clerk



09/18/2023

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

Public Hearing – 10:00 am

Mayor Jake Ayers called the Public Hearing to Order at 10:02 am to hear citizen comments on the adoption of the Millage Rate.

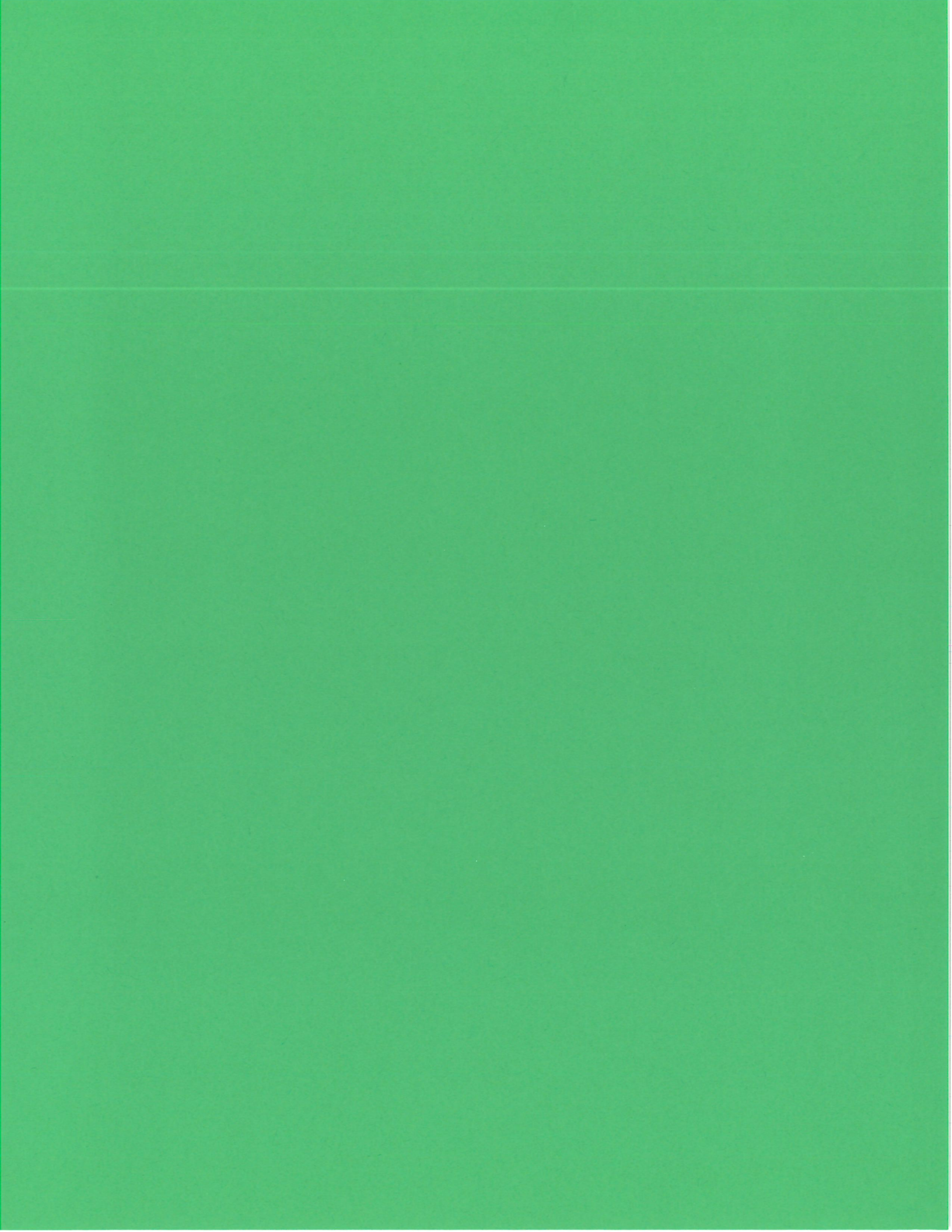
Present were Mayor Jake Ayers, Council Member Michael Taylor, Council Member Matthew Morgan and Council Member Mandy Neese. Also present were Assistant City Manager Niles Ford, City Attorney Alex Dixon, and City Clerk LeAnn Lehigh. Council Members Mark Ayers and Toni Striblin, and City Manager Lisa Kelly were not present at the Public Hearing.

Assistant City Manager Niles Ford gave a PowerPoint presentation on the Millage Rate. He explained that the millage rate has remained the same for the past 19 years at 7.950 mills, and would remain the same this year.

There were no citizen comments, and the Public Hearing was adjourned at 10:16 am.

Respectfully,

LeAnn Lehigh
City Clerk



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



City Manager - Lisa Kelly
Assistant City manager – Niles Ford
Alex Dixon, City Attorney

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

COUNCIL ACTION FORM

MEETING DATE: October 2, 2023

SUBMITTED BY: Lisa Kelly

AGENDA TITLE: Pressure Wash, Stain/Seal Tower Trail Board Walk

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)

Construction of the Tower Trail boardwalk was completed in 2020 and is well utilized by the community. Wood is required to weather prior to any coatings but the staining/sealing has not been done since construction was completed. With the current tree cover, the walkway and railings are now slippery due to mold build-up and need to be pressure washed and sealed to prevent potential injuries.

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

Staff utilized the services of Principle Construction as the City's construction maintenance contractor who provided a quote of \$11,176.54 (option A – pressure washing) for pressure washing, staining/sealing the entire length of the boardwalk, including the outdoor classroom. The boardwalk presents a challenge for pressure washing contractors due to the distance from any water source and the required length of hoses and equipment placement. The City would be required to provide the water but can be pulled from the well at the water plant. This project can be funded through SPLOST / Parks, Recreation, & Trails.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of the project with a not to exceed amount of \$11,176.54.



8/29/2023

Mrs. Lisa Kelly
City Manager
City Of Hogansville
111 High Street
Hogansville, Georgia

Here are the quotes for pressure washing the bridge behind City Hall. I have them separated into different quantities depending on how far you want to go based on the budget. Also, the quoted price includes the time of going off-site to water supply (hydrant) to keep water buffer full, so we will need access to hydrant and meter.

Walk-about behind City Hall

- **Option A** – Soft wash upper portion of walking bridge (top rails, spindles, deck boards, running boards).

Subtotal of Direct Cost	\$4,144.33
Fee	\$207.21
Total Price	\$4,351.54

- **Option B** – Soft wash upper portion of walking bridge (top rails, spindles, deck boards, running boards, all framing members from ground level up, braces, posts, joists, etc.)

Subtotal of Direct Cost	\$5,113.21
Fee	\$255.66
Total Price	\$5,368.87

Let us know if you have any questions, thanks.

Yours truly,

PRINCIPLE CONSTRUCTION

Joseph Alise
Project Manager
Principle Construction
Mobile - 706-668-7302



9/18/2023

Mrs. Lisa Kelly
City Manager
City Of Hogansville
111 High Street
Hogansville, Georgia

City Hall Walk-About Stain/Seal

1. Stain and seal top side of walk-about trail: deck boards, pickets, top-rails, base runners.

Sub-Total - \$6,195.00
Fee- \$630.00
Total- \$6,825.00

Let us know if you have any questions, thanks.

Yours truly,

PRINCIPLE CONSTRUCTION

Joseph Alise
Project Manager
Principle Construction
Mobile - 706-668-7302

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



Lisa Kelly, City Manager
Niles Ford, Assistant City Manager
Alex Dixon, City Attorney

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COUNCIL ACTION FORM

MEETING DATE: October 2, 2023

SUBMITTED BY: Lisa Kelly

AGENDA TITLE: Concrete Repairs – Church Street Building / Active Life Center

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)

The City received a call from maintenance personnel with Troup County indicating the concrete slab and garden patio exiting a portion of the Active Life Center is pulling apart from the building and is not level for wheelchair access to enter or exit the door. In speaking with Renee at the center, she indicated no one in a wheelchair is able to use that patio for fear of tipping over.

Staff utilized the services of Principle Construction as the City's construction maintenance contractor who provided a quote of \$2,500. This item was not in the original discussions for Parks & Recreation projects but is a safety hazard for the building and can be paid from SPLOST / Parks, Recreation & Trails.

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

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of the repairs in the amount of \$2,500.



9/14/2023

Mrs. Lisa Kelly
City Manager
City Of Hogansville
111 High Street
Hogansville, Georgia

Active Life Center Side Patio

1. Demolition of 10x8 section of concrete slab, preventing door from opening.
2. Place and finish new concrete slab with sufficient slope for door.
3. Fill in gaps where slab is pulling away from building with grout.

Total-\$2,500.00

Let us know if you have any questions, thanks.

Yours truly,

PRINCIPLE CONSTRUCTION

Joseph Alise
Project Manager
Principle Construction
Mobile - 706-668-7302