City of Hogansville

City Council

Regular Meeting Agenda

Monday, May 20, 2024 – 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***	*2027*	Chief of Police: ***Jeffrey Sheppard***	
Council Post 4: ***Mark Ayers***	*2027*	City Clerk: ***LeAnn Lehigh***	
Council Post 5: ***Kandis Strickland***	*2027*	* 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 20, 2024
2. Approval of Minutes: Regular Meeting May 6, 2024
3. Approval of Minutes: Work Session Meeting May 6, 2024
4.

Presentations

1. Hogansville Police Department Recognition – Sgt. Conrad Guillot and Officer Matthew Koenig

Old Business

1. Board Appointment – Hogansville Planning Commission

New Business

1. Ordinance – GMEBS Retirement Plan Update
2. Royal Theater – Curtains & Acoustics
3. RedSpeed Agreement and Implementation
4. DOT LRA Funds Discussion and Consideration
5. Budget Schedule

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 Strickland

Mayor's Report

Executive Session

1. Litigation Exemption

Adjourn

Upcoming Dates & Events

- May 21, 2024 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- May 27, 2024 – City Offices Closed for Memorial Day Holiday
- May 28, 2024 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall

HOGANSVILLE
GEORGIA

05/06//2024

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

Regular Meeting

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:05 pm. Present were Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. 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 amend the agenda to add item number 5 under new business Parks & Recreation Fencing Changes at Strozier Park. The motion was seconded by Council Member Morgan.
Motion Carries 5-0

Motion: Council Member Neese moved to approve the Amended Consent Agenda. The motion was seconded by Council Member Ayers.
Motion Carries 5-0

PRESENTATION

1. ***Introduction of Royal Theater Managing Director, Robert Dippel***

City Manager Lisa Kelly introduced the new Royal Theater Managing Director, Robert Dippel. Mr. Dippel comes to Hogansville with a wealth of knowledge and experience in film and stage productions. The theater is expected to open in November 2024.

OLD BUSINESS

1. ***Board Appointment – Council on Aging***

Motion: Council Member Neese moved to appoint Mary Margaret Ware to the Council on Aging. The motion was seconded by Council Member Taylor.
Discussion: None
Motion Carries 5-0

2. ***Board Appointment – LaGrange-Callaway Airport Advisory Board***

Motion: Council Member Morgan moved to appoint Alan Jones to the LaGrange-Callaway Airport Advisory Board. The motion was seconded by Council Member Neese.
Discussion: None
Motion Carries 5-0

3. ***Board Appointment – Hogansville Planning Commission***

Motion: Council Member Neese moved to table the board appointment until the next meeting due to an application not being in the Council Packet. The motion was seconded by Council Member Taylor.
Discussion: None
Motion Tabled Until Next Meeting on May 20. 5-0

4. ***Board Appointment – Hogansville Development Authority***

Motion: Council Member Taylor moved to appoint Treshinia Gates to the Hogansville Development Authority. The motion was seconded by Council Member Neese.
Discussion: None
Motion Carries 5-0

5. Board Appointment – Historic Preservation Commission

Motion: Council Member Neese moved to reappoint incumbent Cheryl Comfort and appoint Wendy Stolarick to the Historic Preservation Commission. The motion was seconded by Council Member Morgan.
Discussion: None
Motion Carries 5-0

6. Board Appointment – Troup County Parks & Recreation

Motion: Council Member Neese moved to reappoint incumbent Harold Leslie to the Troup County Parks & Recreation Board. The motion was seconded by Council Member Ayers.
Discussion: None
Motion Carries 5-0

NEW BUSINESS

1. Resolution – MGAG Voting Delegate

Motion: Council Member Neese moved to approve the Mayor as the MGAG voting delegate with the City Manager as alternate. The motion was seconded by Council Member Morgan.
Discussion: None
Motion Carries 5-0

2. GA Power Yard Lease Extension

Motion: Council Member Neese moved to approve the extension of the GA Power Yard Lease until November 30, 2024, continuing at the monthly lease rate of $1,500. The motion was seconded by Council Member Strickland.
Discussion: None
Motion Carries 5-0

3. Royal Theater Change Order – Water Mitigation

Motion: Council Member Ayers moved to approve the change order from Principle Construction for the Royal Theater for repairs to the masonry, stucco, and façade of the building that was damaged by water leaks in the not-to-exceed amount of $65k, using an existing Principle Construction Contractor, and an additional $2,800 for the repairs to the roof from Venture Roofing. The motion was seconded by Council Member Morgan.
Discussion: None
Motion Carries 5-0

4. Board Appointments – Downtown Development Authority

Motion: Council Member Neese moved to reappoint incumbents Shareen Barker and Keisha LeMay, and to appoint Kent Bervs to the Downtown Development Authority. The motion was seconded by Council Member Ayers.
Discussion: None
Motion Carries 5-0

5. Parks & Recreation Fencing Changes at Strozier Park

Motion: Council Member Neese moved to approve the not-to-exceed amount of $6k for moving the fencing at the splash pad restrooms so that they can be used even when the splash pad is closed. The motion was seconded by Council Member Ayers.
Discussion: The restrooms at the splash pad have not been available to Strozier park guests when the splash pad is closed. The approved amount of not-to-exceed $6k would also include adding auto locks to the doors and motion sensors. The money used would come from SPLOST funds.
Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 7:53 pm.

Respectfully,

LeAnn Lehigh
City Clerk

HOGANSVILLE
GEORGIA

05/06/2024

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 5:31 pm. Present were Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Attorney Alex Dixon, Police Chief Jeffrey Sheppard, and City Clerk LeAnn Lehigh.

ORDER OF BUSINESS

1. ***Parks & Recreation – Strozier Park***
2. ***Strozier Park – Move Fencing for Restroom Access***

Items 1 & 2 on the work session agenda were discussed together.
Parks & Recreation's Lance Dennis and Regina Dukes were in attendance. City Manager Lisa Kelly discussed moving the fencing to the restroom area at the splash pad. Currently the restroom is only usable during the times the splash pad is open. Since the new playground has been opened, the City would like to request council to approve moving the fencing to allow use of the restrooms for anyone at the park at a not-to-exceed amount of $6k. The restrooms would have auto locks installed the same as Lake Jimmy Jackson and the Tennis Courts. Troup Parks & Recreation is good with moving the fence. Council will add this item to the Regular Meeting agenda tonight for a vote. Lance and Regina discussed no longer renting the pavilions at Strozier Park. They would be first-come-first serve. City Council is good with that. Regina also discussed the opening of the splash pad. The splash pad will open Thurs, Fri, and Sat of Memorial Day weekend. They are hoping to open on Memorial Day as well. In the future, they will look into opening more days, but in the past, there has not been enough participation. She also updated Council that Pickleball courts will soon be available at the gym on Church Street behind the Parks & Recreation building.

3. ***GA Power Yard Lease - Extension***

GA Power reached out to City staff that the Yard Lease at the Sprayfield had expired and they were asking for an extension to the lease until November 30, 2024. The previous lease was in the amount of $1500 per month, and GA Power would pay the same amount of $1500 per month for the extension as well. This item is on the Regular Meeting agenda for Council action.

4. ***Royal Theater – Operations/First Steps***

City Manager Lisa Kelly introduced Robert Dippel to the Mayor and Council. Mr. Dippel is the newly hired Royal Theater Managing Director. Mr. Dippel wants to first get a steering committee formed to help with decision making for the theater. Mr. Dippel explained that he is here to facilitate but will rely on the steering committee for support. He would like to do a soft opening of the theater in Sept or Oct. He is also planning a Gala in November for the Royal Theater's opening. The Council was given a draft logo to discuss their ideas/thoughts. The Council agreed that the draft logo was too busy and would not transfer well on merchandise. They would be ok with using it as a temporary logo for now. The Council would like a dedicated Work Session for the Royal Theater.

5. ***Royal Theater Change Order – Water Mitigation***

Staff skipped this item at the Work Session to add to the end. Time ran out before this item could be discussed.

6. ***Budget Process***

City Manager Lisa Kelly explained that the City is in the throes of budget season. Staff Department Heads have been tasked for the first time with doing their own budgets. They are doing great so far. The budget process follows the path of last year. Staff will present Council with a Budget Schedule, following State requirements. Will hold 3

budget Public Hearings. There will be a Work Session to talk about highlights of the budget, with as many Work Sessions as needed. Staff will present the Budget Schedule at the next meeting on May 20.

7. ***Local Road Assistance Administration Funds (LRA)***

The Local Road Assistance Administration Funds go along with LMIG funding. The City could receive grant funding of $66,718.65 with no match required that could be used for road or sidewalk repairs. The application for the grant funding is due by June 15, 2024, but staff would like to apply by June 1. Staff is asking Council for their recommendation for the use of funds. The funds are not enough to pave an entire road. There are areas on Marshall & Baugh with sink holes that need to be fixed. Council Members mentioned signage or stop bars, striping downtown crosswalks. Staff is asking Council for their recommendations by the next Regular Meeting on May 20.

ADJOURNMENT

Mayor Ayers adjourned the Work Session at 6:53 pm.

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
Kandis Strickland, Post 5

HOGANSVILLE
GEORGIA

City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: May 20, 2024 **SUBMITTED BY:** Lynne Miller LSM

AGENDA TITLE: Citizen Appointments – Hogansville Planning Commission

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

☐ Ordinance (No. _____) ☐ Contract ☐ Information Only ☐ Public Hearing

☐ Resolution (No. _____) ☐ Ceremonial X Discussion/Action ☐ Other

BACKGROUND (Includes description, background, and justification)

The Hogansville Planning Commission has one incumbent -- Andrew Smith -- whose term is up for reappointment or replacement. Mr. Smith would like to be reappointed. The Commission also has two openings created when the City's Unified Development Ordinance was adopted 5-22-23. (See UDO Section 102-B-12.3(b). The City recently advertised for interested Planning Commission applicants in our utility mailers and received applications from Daniellle Guyton, Adrain Porter and Richard Woods. Attached are the applications from Mr. Smith, Ms. Guyton, Mr. Porter and Mr. Woods.

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Appoint three of the four applicants to the Hogansville Planning & Zoning Commission: Danielle Guyton, Adrain Porter, Andrew Smith (incumbent), Richard Woods.

May 14, 2024

MEMORANDUM VIA E-MAIL
(lisa.kelly@cityofhogansville.org)

TO: Ms. Lisa Kelly
City Manager

FROM: Mr. Kevin Jeselnik
Assistant General Counsel

SUBJECT: **Action Required: Georgia Municipal Employees Benefit System Defined Benefit Retirement Plan Restatement**

The City of Hogansville previously adopted the Georgia Municipal Employees Benefit System ("GMEBS") Defined Benefit Retirement Plan ("Plan"), which is comprised of the Basic Plan Document, Adoption Agreement, and General Addendum. The Plan is considered a "qualified plan" under the Internal Revenue Code, which is important to ensure the tax-exempt status of the trust fund.

To protect the Plan's tax-qualified status, GMEBS filed draft restated Plan documents, updated to include recent amendments and comply with changes in federal tax law, with the IRS on June 29, 2022. On August 31, 2023, the IRS issued a favorable opinion letter ("IRS opinion letter") for the restated Plan documents. The IRS opinion letter provides assurance to employers providing retirement benefits for their employees through the GMEBS Plan that GMEBS is maintaining a qualified pension benefit program that allows employees to accrue benefits tax-free until retirement benefits are distributed to them.

To ensure continued tax-qualified status for all GMEBS-member retirement plans, all participating employers must readopt their plans using the most recent IRS-approved document templates. To this end, we have completed the attached Adoption Agreement and General Addendum, which include the benefit and eligibility provisions that you currently have in place, for the city's approval. Please note, we moved language from Section 15 of the city's current General Addendum regarding elimination of the offset at re-retirement to pp. 15, 28 and 29 of the Adoption Agreement.

If the draft documents are acceptable, please have the designated representatives sign and date where indicated (Adoption Agreement, p. 38, and General Addendum, p. 2). Next, please scan and email the documents to Gina Gresham at rgresham@gacities.com no later than **July 15, 2024**. We will then countersign the documents and return electronic copies to you.

201 Pryor Street, SW • Atlanta, GA 30303-3606 • Tel 404.688.0472 • Toll Free 1.888.488.4462 • Website www.gacities.com
Mailing Address: PO Box 105377 • Atlanta, GA 30348

Please note, GMEBS will not execute documents that have been edited by the city. If the documents require revisions, please let us know before adopting them.

The draft documents will take effect on the date of their approval by the city. **Please note that per O.C.G.A. § 47-5-40, the Adoption Agreement has been drafted in the form of an ordinance.**

We have also attached a copy of the restated Basic Plan Document and Amendment 1, which do not need to be adopted by the city. Finally, we have included a summary of key amendments to the Plan relating to the restatement.

If you have any questions about the contents of this letter or require further information, please contact Gina Gresham.

Encl.

C: Mr. Alex Dixon, City Attorney, City of Hogansville (w/ encl.)
Ms. Marinetty Bienvenu, Director, Retirement Quality Assurance (w/o encl.)
Ms. Michelle Warner, Director, GMEBS Retirement and DC Programs (w/o encl.)
Ms. Gwin Hall, Senior Associate General Counsel (w/o encl.)

GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM

DEFINED BENEFIT RETIREMENT PLAN

AN ORDINANCE
and
ADOPTION AGREEMENT
for

City of Hogansville

Form Pre-approved Plan Adoption Agreement
Amended and Restated for Third Six-Year Cycle, 2020 Cumulative List

TABLE OF CONTENTS

I. AN ORDINANCE

An Ordinance to amend and restate the Retirement Plan for the Employees of the City of Hogansville, Georgia, in accordance with and subject to the terms and conditions set forth in the attached Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Basic Plan Document, and the GMEBS Trust Agreement. When accepted by the authorized officers of the City and GMEBS, the foregoing shall constitute a Contract between the City and GMEBS, all as authorized and provided by O.C.G.A. § 47-5-1 et seq.

BE IT ORDAINED by the Mayor and Council of the City of Hogansville, Georgia, and it is hereby ordained by the authority thereof:

Section 1. The Retirement Plan for the Employees of the City of Hogansville, Georgia, is hereby amended and restated as set forth in and subject to the terms and conditions stated in the following Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Basic Plan Document, and the GMEBS Trust Agreement.

Ordinance continued on page 38

AN ORDINANCE (continued from page 1)

Section 2. Except as otherwise specifically required by law or by the terms of the Basic Plan Document or Adoption Agreement (or any Addendum), the rights and obligations under the Plan with respect to persons whose employment with the City was terminated or who vacated office with the City for any reason whatsoever prior to the effective date of this Ordinance are fixed and shall be governed by such Plan, if any, as it existed and was in effect at the time of such termination.

Section 3. The effective date of this Ordinance shall be the date of its approval by the Governing Authority **(not earlier than the first day of the current Plan Year in which the Plan is adopted, unless a retroactive corrective amendment is permitted under EPCRS, Rev. Proc. 2021-30 (or subsequent updated guidance))**.

Section 4. All Ordinances and parts of ordinances in conflict herewith are expressly repealed.

Approved by the Mayor and Council of the City of Hogansville, Georgia, this _____ day of _____, 20_____.

Attest: CITY OF HOGANSVILLE, GEORGIA

_____ _____

City Clerk Mayor

(SEAL)

Approved:

_____

City Attorney

The terms of the foregoing Adoption Agreement are approved by the Board of Trustees of Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20____.

Board of Trustees
Georgia Municipal Employees
Benefit System

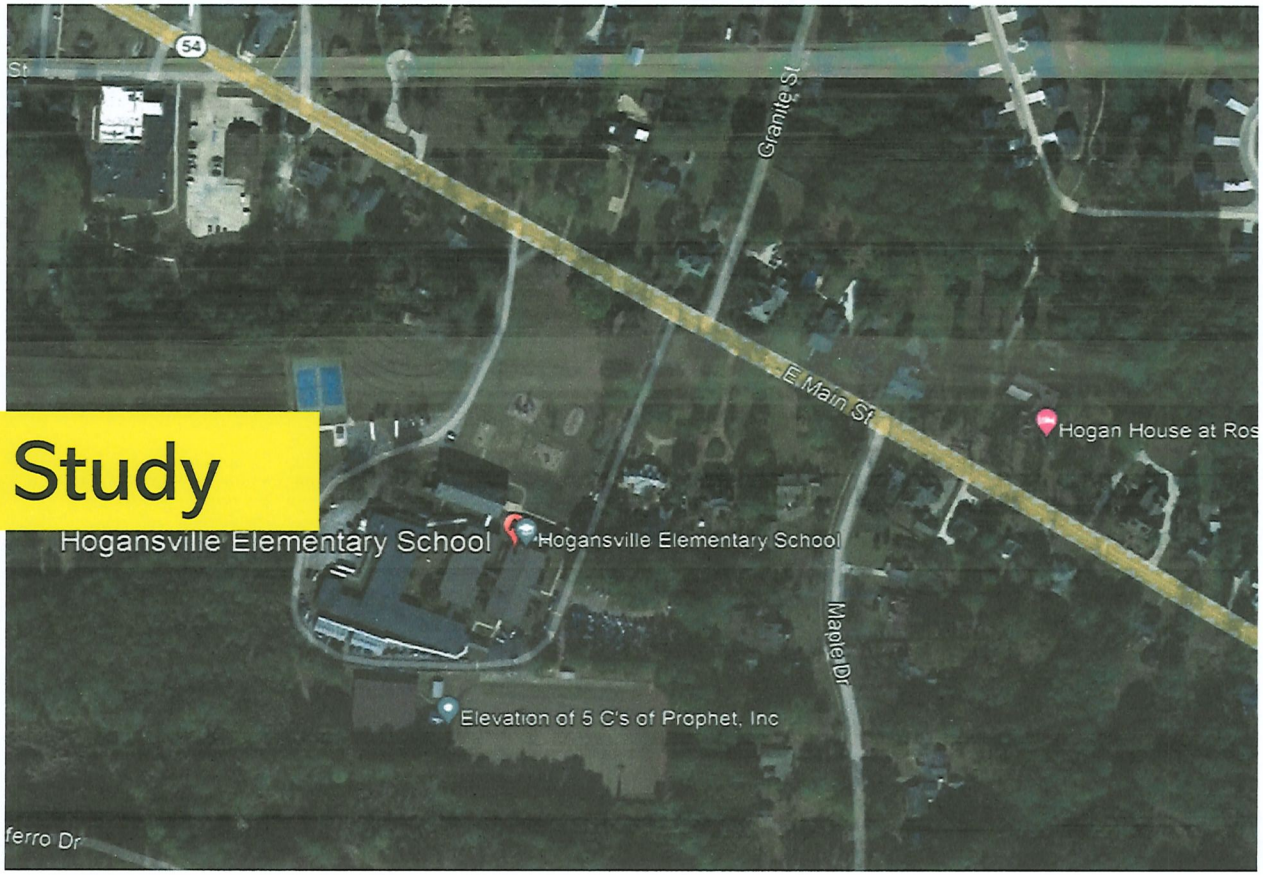
(SEAL)

_____

Secretary

RedSpeed®

School Zone Speed Study



RedSpeed®

RedSpeed Georgia, LLC (RedSpeed) conducted speed studies at Hogansville Elementary School on **East Main Street (GA Hwy 54) Hogansville GA** during the periods and times listed below.

This report was completed given the speed and time limit parameters of:

- ❑ School Zone Speed Limit: **25 MPH**
- ❑ Regular Zone Speed Limit: **35 MPH**

Speeding is defined as any recorded speed of more than 10 MPH over the posted speed limit.

		7:00 AM-8:00 AM			8:00 AM - 2:00 PM			2:00 PM-3:00 PM	
Date	Vehicle Count	# of Violators	% Speeding	Vehicle Count	# of Violators	% Speeding	Vehicle Count	# of Violators	% Speeding
5/9/2024	752	53	7.05%	2,942	18	0.61%	558	41	7.35%