



City of Hogansville
City Council
Work Session Meeting Agenda
Monday, May 6, 2024 – 5:30 pm

Meeting will be held at Hogansville City Hall

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

***RIBBON CUTTING AT THE CITY MUNICIPAL ANNEX BUILDING – 5:00 pm**

WORK SESSION – 5:30 pm

ORDER OF BUSINESS

1. Parks & Recreation – Strozier Park
2. Strozier Park – Move Fencing for Restroom Access
3. GA Power Yard Lease – Extension
4. Royal Theater – Operations/First Steps
5. Royal Theater Change Order – Water Mitigation
6. Budget Process
7. Local Road Assistance Administration Funds (LRA)

Project Number: 2024040259
Parcel Number: 999X
Letter File No: _____

Name of Line: Corn crib-LaGrange PL1867106 Laydown Yard
Account No: 10584777-GPC9596-VBS-12.05.05
Deed File: 569/721 Map File: _____

STATE OF GEORGIA
COUNTY OF TROUP

LAYDOWN YARD LEASE AGREEMENT

THIS LAYDOWN YARD LEASE AGREEMENT (the "Lease") is made and entered into this 23rd day of April 2024, by and between The City of Hogansville, GA (hereinafter "Lessor"), and GEORGIA POWER COMPANY, a Georgia corporation, with offices at 241 Ralph McGill Boulevard, Atlanta, Georgia 30308 (hereinafter "Lessee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor has this day rented and leased to Lessee that certain tract of land located in the 18th Georgia Militia District, Troup County, Georgia, as more particularly depicted and/or described in Exhibit "A" attached hereto and made a part hereof (the "Property"), together with the right of unimpeded vehicular and pedestrian access over and across adjoining lands of Lessor, if needed in order to provide access to and from the Property and nearby public right(s)-of-way.

The Property is rented and leased by Lessee subject to the following terms and conditions:

1. The term of this Lease shall be nine (9) months, commencing on 2/1/2024 and terminating on 11/30/2024 at 5:00 P.M., EST; subject, however, to cancellation or revocation, as hereinafter provided.
2. As rental for the above-described lands, Lessee agrees to pay Lessor the sum of Fifteen Hundred Dollars (\$1,500) per month, payable in advance. Lease to continue on a month-to-month basis as need thereafter at the rate of Fifteen Hundred Dollars (\$1,500) per month.

3. The parties hereto understand and agree that the Property shall be used by the Lessee for the purpose of storing machinery and equipment used by Lessee in its construction and maintenance activities.
4. Lessee shall have the right to construct and maintain temporary structures, fencing and lighting to protect machinery and equipment utilized by Lessee. The same shall be removed by Lessee within thirty (30) days after the expiration or cancellation of this Lease.
5. Lessee agrees to keep the Property in good repair and shall remove all trash and other debris which may periodically gather thereon during the term of this Lease.
6. Lessee agrees not to place or store, or permit to be placed or stored, any environmentally hazardous or potentially harmful substances, contaminants or other materials which are now, or in the future, subject to regulation under any applicable federal, state or local laws, rules, regulations or orders.
7. In the event that Lessee remains in possession of the Property after the expiration of the term of this Lease, with Lessor's acquiescence and without any express written agreement between the parties extending the term of this Lease, Lessee shall be deemed a tenant at will at the monthly rental rate set forth in paragraph 2 above.
8. This Lease shall create the relationship of landlord and tenant between the parties hereto; no estate shall pass out of Lessor to Lessee. Lessee shall only have a usufruct, not subject to sale or levy.
9. This Lease may be assigned by Lessee to any third party. In the event of such assignment, Lessee shall not be relieved of its duties and obligations set forth herein, absent the written consent of Lessor.
10. This Lease shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns.
11. In the event of default by the Lessee of its obligations and responsibilities under this Lease and where such failure to comply with said obligations and duties shall continue for a period of sixty (60) days after written notice thereof is received by Lessee from Lessor, Lessor shall have the right to cancel or revoke this Lease. Upon cancellation or revocation Lessee shall have thirty (30) days to remove its equipment, machinery and temporary buildings from the Property and return the Property to a condition similar to that which existed prior to the date hereinabove first written.
12. Failure of the Lessor to exercise any power or right provided for in this Lease shall not constitute a waiver of Lessor's rights to demand exact compliance with the terms and conditions of this Lease in the future.
13. In the event any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal or unenforceable in any respect in a final ruling or judgment of a court of competent jurisdiction from which no appeal can or has been taken, this Lease shall not terminate and there shall be immediately substituted for such invalid or unenforceable

provision a like but valid and enforceable provision which most nearly satisfies the ruling of such court and comports with the original intention of the parties.

14. This Lease constitutes the full and complete agreement between the parties hereto and said parties shall not be bound by any prior statement, special condition or agreements not herein expressed. Any alteration or amendment to this Lease shall be in writing and signed by the parties hereto. This Lease shall bind and inure to the benefit of Lessor and Lessee and their respective successors and assigns. This Lease may be executed in several counterparts each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.
15. Time is of the essence of this Lease.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, the day and year first above written.

LESSOR:

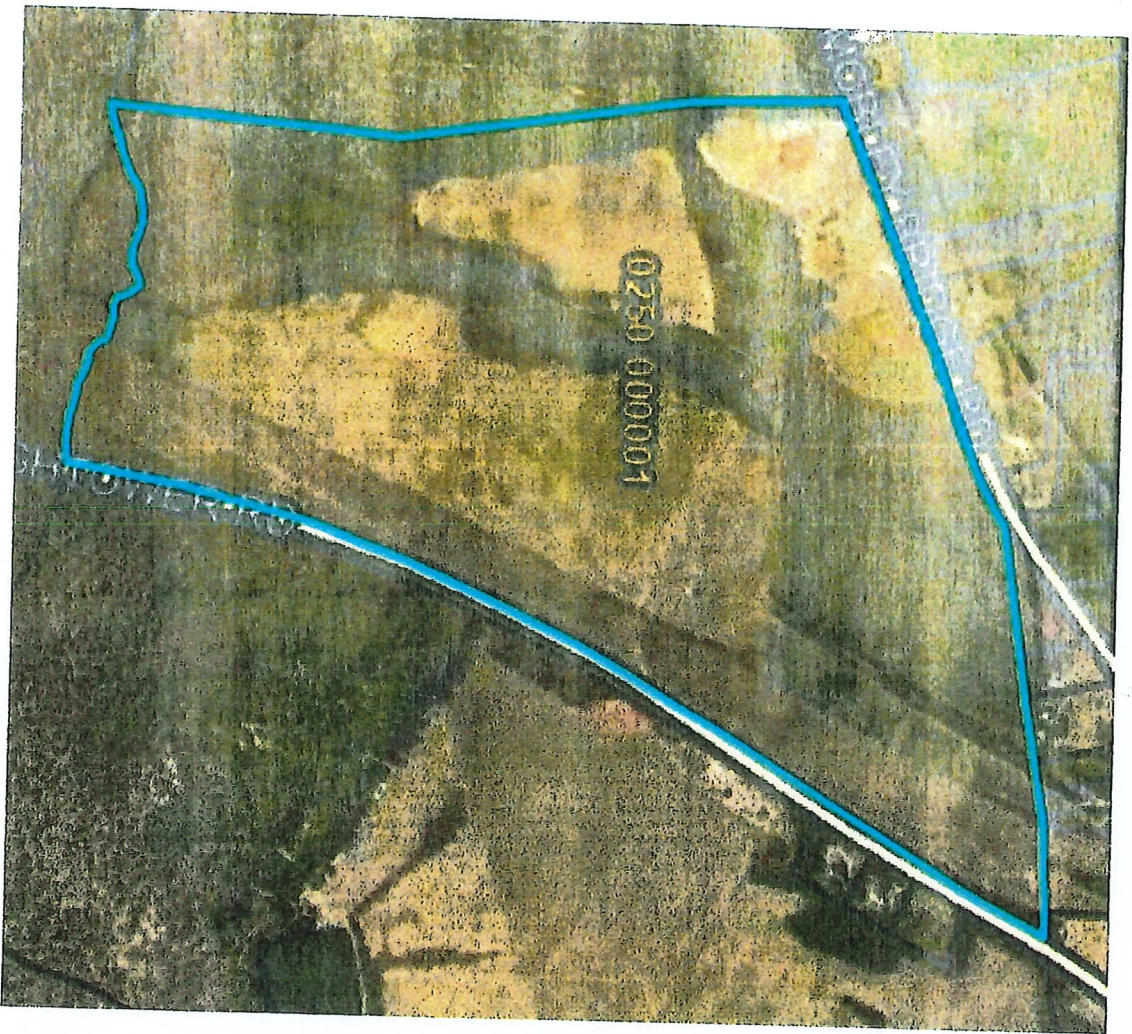
The City of Hogansville, GA

By: _____
Name: _____
Title: _____

LESSEE:

GEORGIA POWER COMPANY, a Georgia corporation

By: _____
Name: Darrell C. Kaufman
Title: Sr. Specialist, Transmission



Corn Crib – LaGrange PL 1867106
Lay Down Yard

LIMS 2024040259-999X

The City of Hogansville
2062 Mobley Bridge Road
Hogansville, GA 30230
TAX ID: 0250 00001

Fax completed form to:
 Fax number: _____

 or mail to: **Georgia Power Company**
 Attention: S. Willis
 1800 Kanawha Trail
 Stone Mountain, GA 30087

Office Use Only:

Name of Line: _____

Project Number: _____

Letter File: _____

Seller Name: _____

Parcel Number: _____

 Account Number: 10569112-GPC9596-VBS-17

Deed File: _____

Map File: _____

Closing Agent: _____

Sheila T. Willis

Closing Date: _____

Tax APN: _____

Check Number: _____

Gross Proceeds: _____

Legal-Land Lot: _____

District: _____

County: _____

Instructions for U.S. Tax Persons: As a business, federal income tax law requires us to report certain payments we make to you if you are not exempted from this reporting responsibility. In order for us to properly meet the federal law requirements, we need certain information from you. Please complete the information requested below and return the form to the Georgia Power Land Acquisition Agent or to the address shown above. If you do not provide us with your correct taxpayer identification number, you may be subject to a \$50 penalty imposed by the Internal Revenue Service. In addition, you may be subject to 28% backup withholding on reportable payments we make to you.

Part 1 Tax Status

 Instructions: Check **ONE** box only and provide your complete name and Taxpayer Identification Number

<input type="checkbox"/>	U.S. Resident Individual:	Individual's Name	Individual's Social Security Number
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A sole proprietorship may have a "doing business as" trade name, but the legal name is the name of the business owner.

<input type="checkbox"/>	U.S. Sole Proprietor:	Business Owner's Name	Owner's Social Security Number
		Business or Trade Name:	Or Employer's Identification Number

A partnership may have a "doing business as" trade name, but the legal name is the list of the names of the partners.

<input type="checkbox"/>	U.S. Partnership, Limited Liability Co. (LLC), Trust or Estate:	Name of Partnership/ LLC/ Trust/Estate (As shown on your tax forms)	Employer Identification Number
		Partnership's Legal Name (Name of first partner):	

A corporation may use an abbreviated name or its initials, but its legal name is the name on the articles of incorporation.

If an LLC electing corporate status for U.S. tax purposes, please attach a copy of you U.S. tax election on IRS Form 8832, Entity Classification Election

<input type="checkbox"/>	U.S. Corporation, Tax Exempt Org, Federal, State or Local Gov't. Agency:	Name of Corporation or Entity	Employer identification Number
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Part 2 Exemption If exempt from 1099 reporting, circle your qualifying exemption reason below.

1. Corporation
2. Tax Exempt Charity under 501(a), or IRA
3. The United States or any of its agencies or instrumentalities
4. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions
5. A foreign government or any of its political subdivisions
6. Other _____

Under penalties of perjury, my signature certifies that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).
2. I am not subject to backup withholding because a) I am exempt from backup withholding, or b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or c) the IRS has notified me that I am no longer subject to backup withholding.
3. I am a U.S. person (including a U.S. resident alien). The IRS defines a U.S. person as a) U.S. citizen, b) an entity (company, corporation, trust, partnership, estate, etc.) created or organized in, or under the laws of, the United States; a state; or the District of Columbia, or c) a U.S. resident (someone who has a "green card" or has passed the IRS "substantial-presence test." For an explanation of the substantial-presence test, please see IRS Pub. 515 or 519, available at www.irs.gov.)

If you are a foreign person, do not complete this Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Signature _____	Name (Typed or Printed) _____	Title _____
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Date _____	Home Phone Number _____	Cell/Work Phone Number _____
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Address _____	City _____	State _____	ZIP _____
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Quotation

MERNA PAINTING SOUTHEAST, INC.

Company Address

212 New Airport Road LaGrange, GA 30240
Phone: 706-883-8903 Fax: 706-882-8820

Date 4/29/2024

Quotation # 42924-1

Customer ID Royal

Quotation For

Jeff Lewis
Principle Construction
51 New Hutchinson Mill Rd,
LaGrange, Ga 30240

Quotation valid until 5/29/2024

Prepared by Spencer Merna

Terms Net 30

Comments or Special Instructions

Royal Theater front building repair and repaint
This quote includes all labor, materials, equipment and supervision unless otherwise noted.

Quantity	Description	Unit Price	Taxable?	Amount
1	we propose to clean , scrape, tool out existing crack on the building and filling them with loxon S1 , then any spot priming , and 2 coats of loxon rain X	\$ 38,750.00		\$ 38,750.00
	we propose to point up the brick/grout on the 2 sides of the building this will have to be done on T&M is \$75 per hr per man doing the work	\$75/ per hr /per man		<i>*15k estimate</i>

If you have any questions concerning this quotation, please contact:
Spencer Merna - Cell 706-616-0489

We Appreciate the Opportunity to Quote This Work!

Subtotal	\$ 38,750.00	<i>+</i>
Tax Rate		
Sales Tax	\$ -	
Other		
TOTAL	\$ 38,750.00	



Venture Roofing LLC
 Venture Roofing
 251 Tiger Way
 Peachtree City, GA 30269
 Phone: 678-656-7482

04/15/2024
 Claim Information

Company Representative
 Christian Davis
 Phone: (706) 594-4401
 christdavis22@gmail.com

Lisa Kelly #4
Royal Theater
 111 High Street
 Hogansville, GA 30230
 (706) 333-3330

Job: Lisa Kelly #4

Roofing Section

	Qty	Unit
TPO Patch from Valley/Cricket to Gutter Head Downspout	1.00	EA
<p>We will install a piece of TPO (aprx. 6ft wide & 12ft Long) from the start of the valley/ cricket to the downspout. Alot of the water rushes down to the back of the building and there is a cricket made up of insulation under the tpo, thus creating a slope/valley for the water to go left and right into the 2 downspouts. We believe the amount of water build up into the gutters is causing the water to run back underneath the tpo. We suggest installing bigger conductor heads and downspout. Preferably 6 inch or bigger.</p>		
		\$2,150.00

Roofing Section

	Qty	Unit
Terra Cotta Coping Repairs	1.00	EA
<p>There are a few pieces of terra cotta coping around the building that are cracked and separated at the joints. As an alternative to replacing ALL the coping we can fill the cracks and joints with mortar. We do this all the time on these terra cotta tiles, and it seems to perform really well however we always recommend replacing the tiles. The problem with replacing the tile is when you try and replace just a few tiles in between the existing ones they tend to break and cause more damage so it's best to replace all of them.</p> <p>Here is a link to some other coping options that match.</p> <p>https://www.superiorclay.com/other-clay-products/wall-coping/</p>		
		\$650.00

TOTAL **\$2,800.00**

Starting at **\$59/month** with  **Acorn** FINANCE • [APPLY](#)

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

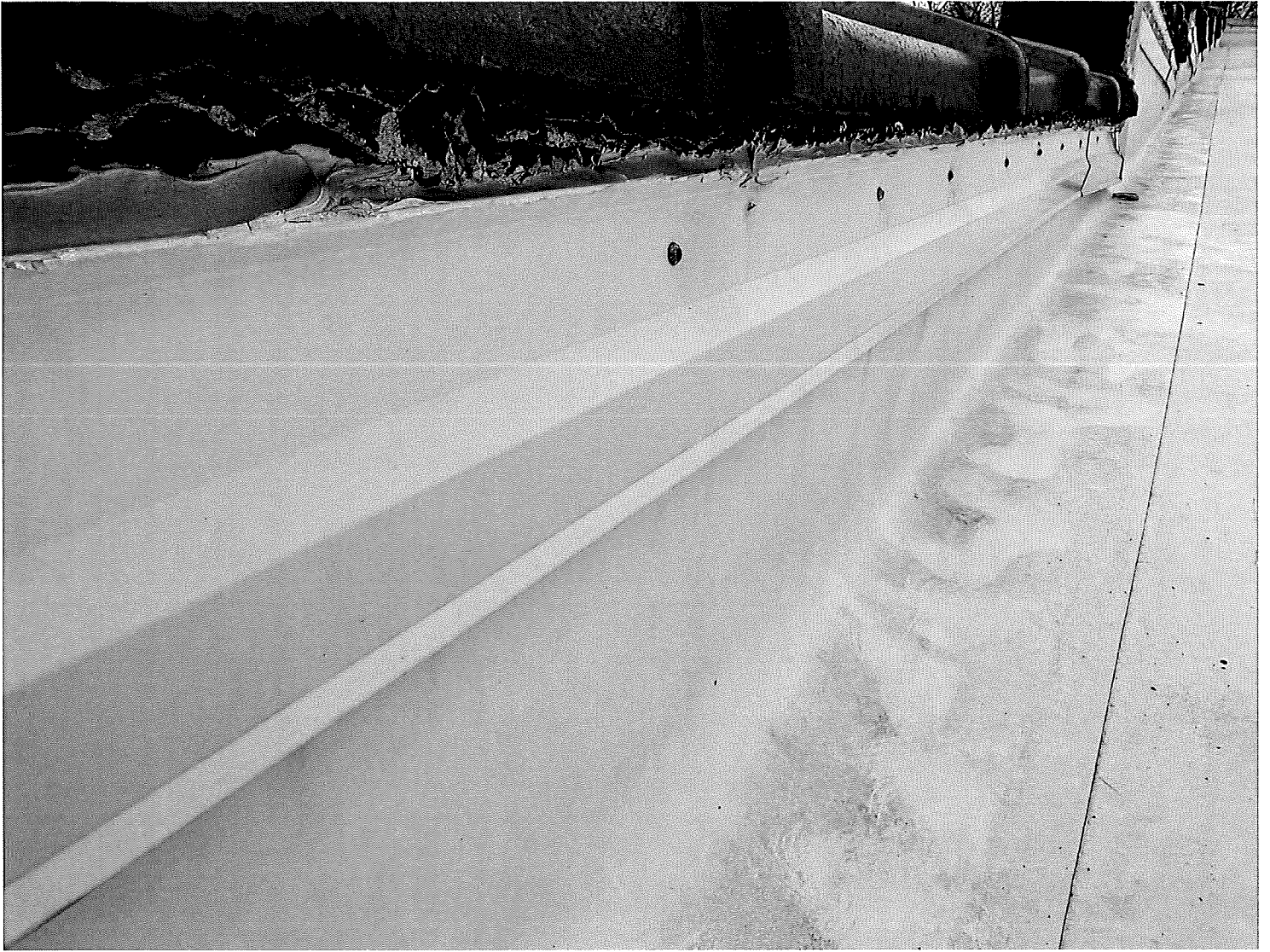


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Upload Date: Monday, April 15, 2024 11:05 AM

Uploaded By: Christian Davis



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Upload Date: Monday, April 15, 2024 11:05 AM

Uploaded By: Christian Davis



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Upload Date: Monday, April 15, 2024 11:05 AM

Uploaded By: Christian Davis



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Upload Date: Monday, April 15, 2024 11:05 AM

Uploaded By: Christian Davis



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Uploaded By: Christian Davis



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Uploaded By: Christian Davis



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Uploaded By: Christian Davis

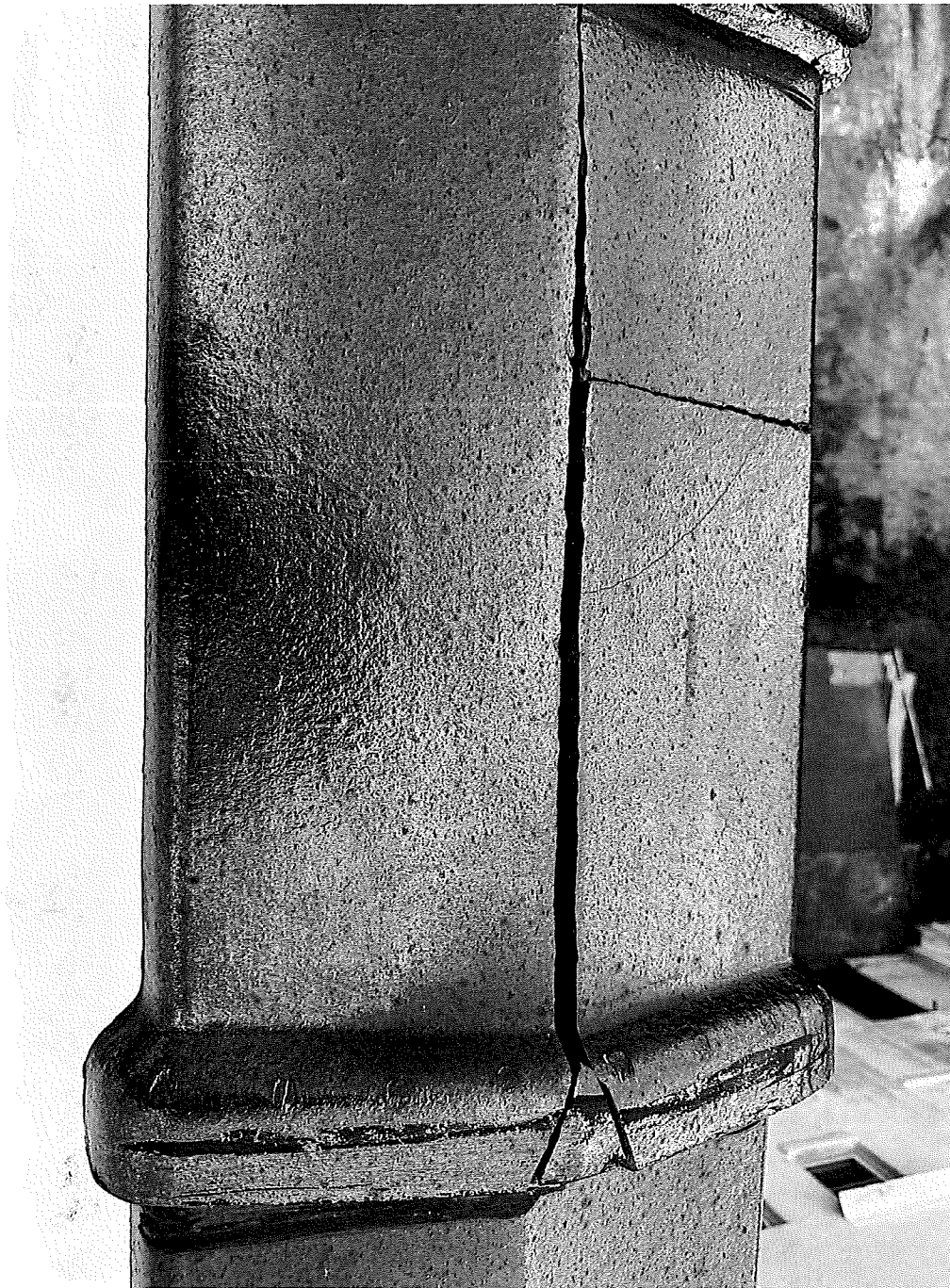


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Uploaded By: Christian Davis



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Uploaded By: Christian Davis



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Upload Date: Monday, April 15, 2024 11:05 AM

Uploaded By: Christian Davis



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Photo Taken Date: Wednesday, February 28, 2024 12:22 PM

Upload Date: Monday, April 15, 2024 11:05 AM

Uploaded By: Christian Davis

Lisa Kelly

From: Wright, William <wwright@dot.ga.gov>
Sent: Tuesday, April 23, 2024 1:19 PM
Subject: Local Road Assistance Administration (LRA) Funding

Dear Local Government:

The Department is excited to announce that the Governor and the Legislature included \$250 million in **Local Road Assistance Administration funds (LRA)** in the amended fiscal year 2024 budget. The LRA funds will be administered and distributed using our GRANTS (LMIG) Application System. Eligible activities/projects for LRA funds will be the same as the LMIG program. LRA funds will require **NO** match. To see your formula amount, please visit the Department's website at <https://www.dot.ga.gov/GDOT/Pages/LMIG.aspx>.

The Department began accepting applications for LRA funds on March 15, 2024. All electronic applications must be received no later than June 15, 2024. If a local government has not applied yet, please apply as soon as possible. To begin your application, please visit the Department's website at <https://www.dot.ga.gov/GDOT/Pages/LMIG.aspx>. The site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and the General Guidelines. Your project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator for assistance with the online application process. The coordinators' contact information is below.

For an application to be processed, the following requirements must be met:

- A local government must be in audit compliance with the Department of Audits and Accounts (DOAA). A local government must also be in compliance with the Department of Community Affairs (DCA) minimum standards under the Georgia Planning Act, related to immigration and the Service Delivery Strategy law. (A non-compliant local government may start a draft application and then submit it once the local government is compliant.)
- A signed cover letter must be attached that includes a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.

The Department wants to ensure these funds are deployed to address your infrastructure needs quickly. The Department will start the Fiscal Year 2025 LMIG Program in July, so please submit your LRA applications as soon as possible.

If you have any questions regarding the LMIG Program, please contact your District State Aid Coordinator, the Local Grants Office in Atlanta (404-347-0240), or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,



Bill Wright
Local Grants Administrator

District State Aid Coordinator Contacts:

If you have any questions about the program, please contact your District State Aid Coordinator.

GDOT District	County	City	Total Mileage*	Population**	FY 2022 LMIG Formula Amount	FY 2023 LMIG Formula Amount	FY 2024 LMIG Formula Amount	Required LMIG Match for Previous Grants	FY 2024 LRA Formula Amount	Required FY 2024 LRA Match
4	TERRELL	DAWSON	33.62	4,317	\$ 61,248.14	\$ 62,430.13	\$ 67,459.09	30%	\$ 83,544.11	0%
4	TERRELL	PARROTT	5.63	114	\$ 7,456.37	\$ 7,178.51	\$ 7,579.07	30%	\$ 9,387.26	0%
4	TERRELL	SASSER	4.67	281	\$ 7,015.65	\$ 6,775.36	\$ 7,424.98	30%	\$ 9,195.93	0%
4	THOMAS	(UNINCORPORATED)	626.73	23,039	\$ 835,578.11	\$ 851,940.08	\$ 906,880.41	30%	\$ 1,123,214.51	0%
4	THOMAS	BOSTON	18.21	1,209	\$ 21,943.15	\$ 22,581.69	\$ 29,644.24	30%	\$ 36,714.54	0%
4	THOMAS	COOLIDGE	6.78	531	\$ 10,795.65	\$ 10,753.30	\$ 11,530.91	30%	\$ 14,280.92	0%
4	THOMAS	OCHLOCKNEE	6.10	670	\$ 11,650.50	\$ 11,375.22	\$ 11,548.18	30%	\$ 14,301.94	0%
4	THOMAS	THOMASVILLE	153.48	18,867	\$ 275,339.23	\$ 280,675.43	\$ 302,827.46	30%	\$ 375,035.41	0%
4	THOMAS / BROOKS	PAVO	10.30	623	\$ 13,449.06	\$ 13,911.70	\$ 16,396.04	30%	\$ 20,306.70	0%
4	THOMAS / MITCHELL	MEIGS	9.51	927	\$ 14,752.00	\$ 15,593.29	\$ 17,286.19	30%	\$ 21,408.43	0%
4	TIFT	(UNINCORPORATED)	554.10	22,088	\$ 741,085.58	\$ 755,379.23	\$ 812,278.98	10%	\$ 1,006,042.13	0%
4	TIFT	TIFTON	134.38	17,235	\$ 244,654.60	\$ 249,809.13	\$ 269,512.62	10%	\$ 333,775.57	0%
4	TIFT	TY TY	7.43	624	\$ 11,973.19	\$ 12,692.25	\$ 12,893.36	10%	\$ 15,968.23	0%
4	TIFT / COLOUITT	OMEGA	15.16	1,295	\$ 23,679.44	\$ 24,350.60	\$ 26,440.44	10%	\$ 32,746.03	0%
5	TOOMBBS	(UNINCORPORATED)	513.99	11,923	\$ 641,731.10	\$ 653,890.03	\$ 701,182.07	10%	\$ 868,463.57	0%
5	TOOMBBS	LYONS	50.71	4,211	\$ 80,798.82	\$ 82,023.55	\$ 87,705.68	10%	\$ 108,622.19	0%
5	TOOMBBS	SANTA CLAUD	2.55	204	\$ 4,243.36	\$ 3,813.69	\$ 4,363.02	10%	\$ 5,403.55	0%
5	TOOMBBS / MONTGOMERY	VIDALIA	116.46	10,710	\$ 188,159.51	\$ 192,303.21	\$ 207,767.58	10%	\$ 257,315.06	0%
1	TOWNS	(UNINCORPORATED)	224.80	10,519	\$ 305,439.76	\$ 310,934.07	\$ 339,054.89	30%	\$ 419,930.35	0%
1	TOWNS	HIAWASSEE	11.42	1,029	\$ 18,530.28	\$ 18,772.87	\$ 20,244.04	30%	\$ 25,071.79	0%
1	TOWNS	YOUNG HARRIS	5.00	1,327	\$ 14,975.36	\$ 15,267.19	\$ 14,214.48	30%	\$ 17,602.65	0%
2	TREUTLEN	(UNINCORPORATED)	270.49	3,463	\$ 322,136.68	\$ 328,809.33	\$ 351,835.75	10%	\$ 435,780.39	0%
2	TREUTLEN	SOPERTON	30.14	2,843	\$ 51,253.82	\$ 52,400.60	\$ 54,205.45	10%	\$ 67,131.98	0%
3	TROUP	(UNINCORPORATED)	527.76	32,174	\$ 774,184.27	\$ 788,601.52	\$ 841,653.69	30%	\$ 1,042,398.37	0%
3	TROUP	HOGANSVILLE	28.04	3,209	\$ 48,911.78	\$ 49,854.97	\$ 53,872.56	30%	\$ 66,718.65	0%
3	TROUP	LAGRANGE	182.29	31,551	\$ 374,388.11	\$ 381,599.15	\$ 415,488.35	30%	\$ 514,544.22	0%
3	TROUP / HARRIS	WEST POINT	43.42	3,748	\$ 69,075.59	\$ 70,881.61	\$ 75,966.42	30%	\$ 94,083.01	0%
4	TURNER	(UNINCORPORATED)	398.96	3,779	\$ 464,191.22	\$ 472,983.36	\$ 510,828.76	10%	\$ 632,711.06	0%
4	TURNER	ASHBURN	34.15	4,218	\$ 58,859.10	\$ 60,164.19	\$ 67,502.63	10%	\$ 83,598.32	0%
4	TURNER	REBECCA	4.26	205	\$ 5,391.74	\$ 5,790.18	\$ 6,459.72	10%	\$ 8,000.56	0%
4	TURNER	SYCAMORE	4.43	764	\$ 8,216.69	\$ 12,373.01	\$ 10,080.38	10%	\$ 12,483.63	0%
3	TWIGGS	(UNINCORPORATED)	321.84	6,722	\$ 398,150.89	\$ 405,566.71	\$ 434,511.71	30%	\$ 538,175.31	0%
3	TWIGGS	JEFFERSONVILLE	12.51	933	\$ 19,803.20	\$ 19,513.67	\$ 20,990.54	30%	\$ 25,996.68	0%
3	TWIGGS / WILKINSON	DANVILLE	4.89	166	\$ 6,772.22	\$ 6,776.94	\$ 6,991.84	30%	\$ 8,659.76	0%
1	UNION	(UNINCORPORATED)	563.38	24,995	\$ 762,533.97	\$ 777,561.99	\$ 841,372.31	30%	\$ 1,042,069.64	0%
1	UNION	BLAIRSVILLE	9.08	526	\$ 13,669.85	\$ 14,023.30	\$ 14,312.30	30%	\$ 17,726.01	0%
3	UPSON	(UNINCORPORATED)	462.41	17,570	\$ 612,274.94	\$ 624,452.27	\$ 672,598.01	30%	\$ 833,043.29	0%
3	UPSON	THOMASTON	62.97	9,761	\$ 119,754.86	\$ 122,034.85	\$ 136,578.38	30%	\$ 169,141.48	0%
3	UPSON	YATESVILLE	6.67	389	\$ 9,838.90	\$ 9,652.72	\$ 10,529.48	30%	\$ 13,040.93	0%