



City of Hogansville
City Council
Work Session Meeting Agenda
Tuesday, September 3, 2024 – 5:30

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

WORK SESSION – 5:30 pm

ORDER OF BUSINESS

1. Watershed Protection Ordinance Amendment
2. Amendment to Professional Services Agreement – Charles Abbott & Associates
3. Royal Theater – Concession Area Equipment



PERMANENT RECORD

09/03/2024

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 5:34 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, and City Clerk LeAnn Lehigh. Police Chief Jeffrey Sheppard was not present at tonight's meeting.

ORDER OF BUSINESS

1. Watershed Protection Ordinance Amendment

The City previously submitted a plan to Charles Abbott & Associates for the Industrial Park Blue Creek and Blue Creek West proposed subdivision. Their comments came back that the current Watershed Protection Ordinance says that the areas 7-miles upstream of Blue Creek Reservoir cannot be developed. Although there is already development in that area: Ingles on E. Main St and homes on Blue Creek Road. The City needs to modify the ordinance. The current ordinance was adopted when Blue Creek Reservoir was water source, but it has not been the water source for many years. The new ordinance will still have restrictions on waterways and what we can do, because we don't want to do anything to jeopardize Lake Jimmy Jackson. City management and attorney have reviewed other city ordinances and worked with CAA Engineer to make necessary changes to allow development. Reducing the buffers from 100ft from any perineal stream to 50' buffer. Consistent with soil and erosion ordinances in the City and EPD regulations. Reducing 150' buffer impervious surfaces to 75'buffer. Second change, allowing for construction of roadways within watershed meeting certain requirements and EPD regulations. Defined in ordinances Commercial & Industrial use definitions. Maintaining all other restrictions and regulations. The 1st reading of the amended ordinance will be at the Regular Meeting tonight.

2. Amendment to Professional Services Agreement – Charles Abbott & Associates

City Manager Lisa Kelly approached Charles Abbott & Associates with number of permits issued and work performed to ask if they would lower their percentage rate the City pays them for permitting services. They would not agree to lower the percentage for Residential but would be willing to reduce the Industrial and Commercial amount in half. Council agrees that this is a step in the right direction. The amendment to the agreement would only change to 50/50 split for commercial and industrial over \$10 million. Council Member Neese said she thinks the City should go out to bid for permitting services. May get a better price from other building/permitting companies. Council does agree that this agreement is a good starting point, and they will vote on this item at the Regular Meeting tonight.

3. Royal Theater – Concession Area Equipment

There was slight discussion on this at the last Work Session in August. Royal Theater Director Rob Dippel has worked hard to find the least expensive equipment for the concession stand. The total on all equipment if purchased new would be \$14,563. We know we can get used equipment for a lower price but don't know what they may find at the used equipment places. The only items that they know will be purchased brand new would be the beer/wine refrigerators and the popcorn machine, so they would have warranties. Staff said they want to buy what they can used. City Manager is asking for authority to purchase with a not-to-exceed amount of \$14563. This item is on the Regular Meeting for a vote tonight.

4. Citizen Board Appointments Applications

City Manager Lisa Kelly is looking to streamline the application process for board appointments. Each time there is a vacancy or someone steps down, she feels there is too many steps to fill the vacancy in repeating recent notifications. She is asking Council to agree to allow them to use applications already submitted. Council agrees

that if there is a vacancy, they may look at the applications from the last 6 months to fill the vacancy and go through the appointing process from there.

5. Chlorine Booster Station – Industrial Drive

The existing chlorine booster station on Industrial Dr. is in need of major repairs but has not been fixed because of plans for a new booster station in another location. An ideal location is as you turn off Hwy 29 onto Bass Cross Road and turn left on Industrial Drive where we tie to LaGrange's line and two valve pits are already located. The location straddles the Troup ROW and CSX ROW. City staff has not been able to make contact with or get permission from anyone with CSX but is nearing a critical point for making the new water line up Bass Cross Rd. operational. This location would place the chlorine station directly in line with water mains flowing down Industrial and Bass Cross. The County Engineer has verbally ok'd us crossing slightly into the County ROW for placement of a 8x8 building. The City will be taking a chance that CSX will force us to move the building but with no response from them City management, recommends moving forward with the placement. The City is looking at a \$25k overall investment. If CSX stops us and we have to move it, it's around an additional \$5k expense. The problem is there is no other area to place it.

Council agreed we need a viable CSX contact but, in this situation, to move forward with the placement of the building and chlorine booster station in the CSX ROW.

Adjourned at 6:28pm.

Respectfully,



LeAnn Lehigh
City Clerk