



CITY COUNCIL MANAGER'S REPORT

City of Hogansville | David A Milliron, City Manager | 706.637.8629 | November 6, 2017

Natural Gas Hedging | On Oct. 17th Ryan Diaz and I attended the Fall Regional Meeting hosted by the Municipal Gas Authority of Georgia. Some discussion centered on price hedging with a forward curve opportunity. The NYMEX (natural gas futures) forward curve is very flat and near historic lows and presents an opportunity to hedge longer without paying a premium over current prices. The City Manager is exploring the advantages of hedging for three years or longer as opposed to the current two-year program for an overall savings to the city.

Water Tanks | The City Manager engaged a third company, Clearwater Solutions, to perform an independent evaluation of our water tanks. Information should be reported back to the city within the next couple of weeks. A template request for proposal (RFP) was obtained from Turnipseed Engineers that was used to solicit competitive bids for work in Dallas, Ga. The information from the three independent reviews will be commingled into a single RFP document and then put out for bid. Estimates to repair and maintain the tanks to mandated standards is about \$300,000 that can be spread over a 5- to 10-year engagement with the most responsive bidder. Some additional inquiries are being made to determine whether the city is being mandated to abate the lead-based paint on the exterior of the tanks, which could bring additional cost. From an engineering standpoint, these tanks are of little use to the city because of their elevations in respect to the distribution system. For instance, the Pine Street tank holds some 75,000 gallons of water, but only a fraction of that water adds to the overall pressurization of the system, therefore forcing our water providers to constantly feed water into the network. What really needs to occur is for an elevated water tower to be constructed and introduced into the network that would provide for excess storage and overall pressurization needs.

GDOT Pedestrian Crosswalk | A formal request seeking an encroachment permit for a mid-block pedestrian crossing to be installed on State Route 54 (West Main Street) adjacent to the Thrash & Son Funeral Home was submitted on Oct. 31st. A site visit was conducted and GDOT officials have informed the city its request would be approved with the following stipulations: 1) All work would be at city expense; 2) The city must engage a consultant to produce two full-size copies (24" X 36") of engineered drawings showing the proposed crosswalk and ADA approved ramps with two pedestrian crossing signs (W11-2) with arrows (W17-7P) as specified in the current edition of the GDOT Encroachment Manual for the designing and submitting plans to GDOT; 3) Quotes will need to be obtained from a sign/stripping contractor for the thermoplastic crosswalk. Rough cost estimates...

- Thermoplastic crosswalk \$1,500
- Signage \$600
- ADA ramps (depends on amount of excavation/concrete work) \$1,500 to \$5,000 or more
- Engineering plans and submittals \$2,500
- Estimated Total \$6,100 to \$9,600

GDOT Maintenance Request | Potholes and repairs at Main Street and SR 29 by stop light. Area has been photographed and submittal made to GDOT for future repairs. This may need coordination with the railroad given some degradations in the grade approach to the crossing.

213 Ware Street | The contractor will begin demolition on Saturday, Nov. 11th. Dumpsters and equipment are on site.

City Cemetery | Public Works with the assistance of a Troup County sheriff's inmate detail have done the final cutting/trimming of the city cemetery for the year.

Fire Hydrants | The Council earlier this year approved a bid document for \$55,035 with Crawford Grading & Pipeline, Inc. in Luthersville to perform valve and hydrant improvements. During preparation work for the project, it was discovered that seven hydrants have lead joints requiring more extensive work totaling about \$7,243.75 to replace the hydrant tees. This item is referred to Council for discussion due to the impact to the budget.

Collier Street | A single-vehicle rollover accident with entrapment and injuries occurred on Oct. 30th in the 100 block of Collier Street. An adjacent homeowner has reached out with respect to past crashes and raised safety concerns about the stretch of roadway. Staff is investigating possible safety enhancements that can help mitigate future accidents.

Pre-Bid Conference | There were approximately a dozen bidders present at the pre-bid conference for the Hogansville Amphitheater and Lake Jimmy Jackson Improvement projects. Bid opening is scheduled for 11 am on Nov. 16th at City Hall.

Wastewater Treatment Plant Expansion Project | City Manager met with Chris Poje of Turnipseed Engineering regarding future proposed residential developments and the shortfall necessary to move forward with this project. Several scenarios were discussed that require further investigation. Turnipseed is also in discussions with the LaGrange Public Works Director, who has an engineer looking at an alternative solution that would call for a wastewater interconnect with Hogansville. Once cost is ascertained, the Council will be presented with options for consideration. There is a December 2017 deadline looming on the previously bid project, which came in over budget. The contractor of record has informed the City that it cannot hold pricing beyond mid-December 2017.

Hogansville Library Playground | Troup County and Hogansville City Officials met onsite Friday (Nov. 3, 2017) and walked off the future site of a mini-playground to be retrofitted with refurbished equipment in the coming weeks at the Hogansville Public Library. The playground will span some 2,550 square feet and will be constructed in the greenspace closest to the College Avenue and Keith Street intersection. The County has obtained bids to refurbish and install the existing Miracle Playground Equipment at a cost of about \$10,900. The decommissioned playground used to be part of the Hogansville Pilot Club Park but was removed and placed in storage at the Hogansville Water Plant to make way for construction of the new library, which opened in December 2016. Once installed, the County intends to have engineered wood mulch installed as it has at its other playground sites.

Tractor/Backhoe | These proposed purchases are on hold until staff has ample time to research all cost options.

103 A&B Lee Street | A site visit was conducted and it was determined that a street light is warranted; a work order was submitted on Oct. 19th for installation.

Poplar & Boyd Streets | A site visit was conducted, and it was determined this is an older sodium light with a short arm. After consultation with staff, this area could be better served with an 8-foot arm LED light. Pricing has been obtained from Diverse Power and staff is investigating a less-expensive alternative.

City Property | Combination locks and “no trespassing” signs are being obtained and installed throughout the city where universal key locks are currently in place. This is an attempt to increase security and deter unauthorized access on city property.

Uncollected Funds | The City Clerk is investigating revenue collection alternatives for uncollected funds. The Georgia Municipal Association has an established relationship with Penn Credit and fellow cities have reported good success.

Holiday Decorations | Public Works will install the Christmas Holiday decorations the week of Nov. 13th throughout the downtown corridor.

Love’s Truck Stop | Troup County received a concern regarding a citizen’s observations of congestion problems on Bass Cross Road related to Love's Truck Stop, both of which fall within the incorporated city limits. The County together with the City of Hogansville and Georgia DOT are evaluating the issue and are likewise interested in accomplishing a solution.

101 College Street | Aretha Henderson and Monica Jackson met with Hogansville City Officials today (Friday, Nov. 3, 2017) to discuss architectural plans for their building at 101 College Street. Their initial plan calls for 6-8 loft units averaging 900 square feet with an on-site management office. Ideally, the owners want to be able to add a third story to maximize their highest and best use of the historic building. Plans are currently being reviewed and will be headed to the Historic Preservation Commission on Nov. 21st with a request for a Certificate of Appropriateness. In the interim, permits are underway to provide for immediate structural support and removal of hazardous waste prior to redevelopment of the property. The building sits diagonally across the street from a building owned by the Karvelas Pizza Company, which is expected to be renovated in the coming months to serve as the new home of its establishment.

In the Works | Work Orders of interest from the Public Works Department...

- Trim trees adjacent to the tennis courts by the amphitheater at the elementary school
- Troup County is engaged with the Streets Department to address drainage issues along Boozer Street
- An out-of-service fire hydrant on Power Line Road is being addressed
- Water tap connections will occur soon for those along Power Line Road that have not yet been connected to the new water main line
- Staff will be assisting Sam Mukoro, GIS Planner for the Three Rivers Regional Commission, on verifying our city road attributes to validate the information it received from the Georgia Department of Transportation.
- The jet truck is down for repairs (leaking tank)
- The sewer camera is to be repaired and the Wastewater Treatment Plant Superintendent cross-trained on its use; the equipment will then be used to camera the Pine Street sewer lines where road buckling is occurring as well as the sewer mains adjacent to the Hogansville Public Housing facilities

Staffing | Updates from the City Manager

- Andy Jones is currently serving as Interim Superintendent for the Streets Department
- Ryan Diaz continues to serve as Superintendent for the Gas Department
- There are three full-time equivalent (FTE) openings in the Public Works Division; job descriptions are being reviewed and updated and employment postings are expected to be disseminated within the next two weeks; one of the positions will be for an equipment operator

Upcoming City Manager Meetings/Travel

- Nov. 7: Stuart Jones will be onsite to provide the City Manager with MEAG 101 training
- Nov. 8: City Manager has been invited for lunch and a tour of the Hogansville Active Life Center; immediately following that is a tour of God's Bread Basket Program with The Rev. Terry Rainwater
- Nov. 9: City Manager is participating in the training webinar; "Tools to Resolve Tough Issues in Your Community"
- Nov. 14: City Manager will be in Athens for Georgia Certified Economic Developer training; "Public Service Values & Ethics" and "Power and Influence" are the two courses offered as part of the state certification program. The City Manager lacks two required courses, to be offered in 2018, to complete the certification process.
- Nov. 16: Bid Opening is at 11 am at City Hall for the Hogansville Amphitheater and Lake Jimmy Jackson Improvements SPLOST projects; then from 6:00 to 7:30 pm, the Georgia Conservancy will hold a public meeting on the downtown master plan at the Hogansville Public Library
- Nov. 17: The Community Development Manager and City Manager will meet with the Georgia Conservancy to review and discuss the Hogansville Corridor Work being funded by the Callaway Foundation.

--- End of Report ---