City of Hogansville

City Council

Regular Meeting Agenda

Monday June 1, 2026 – 7:00 pm

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

Mayor: ***Jake Ayers***	*2029*	City Manager: ***Lisa E. Kelly***	
Council Post 1: ***Michael Taylor, Jr***	*2029*	Assistant City Manager: **Oasis Nichols**	
Council Post 2: **Jason Baswell**	*2029*	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 June 1, 2026
2. Approval of Minutes: Work Session Meeting May 18, 2026
3. Approval of Minutes: Public Hearings & Regular Meeting May 18, 2026

PRESENTATION

1. Employee Recognition – Anthony McCants – 5 Year Anniversary

CITIZEN APPEARANCE

1. Chanc Williams to Discuss Data Centers

OLD BUSINESS

1. Ordinance – 2nd Reading & Adoption – UDO Amendments Regarding Administrative Variances

NEW BUSINESS

1. Adoption of Troup County Hazard Mitigation Plan
2. Consideration of Demolition – Old Water Plant Facility – Oak Street
3. Consideration of Bid Award – Tower Trail Broadwalk Maintenance
4. Board Appointment – Downtown Development Authority - Introduction

CITY MANAGER'S REPORT

ASSISTANT CITY MANAGER'S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

1. Council Member Taylor
2. Council Member Baswell
3. Council Member Neese
4. Council Member Ayers
5. Council Member Strickland

MAYOR'S REPORT

ADJOURN

Upcoming Dates & Events

- ***June 15, 2026 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall***
- ***June 18, 2026 – 6:00 pm | Planning & Zoning Commission Meeting at Hogansville City Hall***
- ***June 19, 2026 – City Offices Closed for Juneteenth Holiday***
  June 23, 2026 – 6:00 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
  July 5, 2026 – Annual 5th of July Fireworks Celebration – Downtown Hogansville

The Royal Theater Happenings

- ***Friday, June 5, 2026 – 7:00 pm |MOVIE: Jailhouse Rock***
- ***Saturday, June 6, 2026 – 7:30 pm |LIVE EVENT: Are You Ready for it? A Taylor Swift Experience***
- ***Tuesday, June 9, 2026 – 7:00 pm |MOVIE: Song Sung Blue***
- ***Friday, June 12, 2026 – 7:00 pm |MOVIE: Raiders of the Lost Ark***
- ***Saturday, June 13, 2026 – 4:00 pm |MOVIE: Aladdin***
- ***Saturday, June 13, 2026 – 7:00 pm |MOVIE: One Battle After Another***

Purchase tickets online 1937royaltheater.org or call the box office 706-955-4870

HOGANSVILLE
GEORGIA

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

Work Session Meeting
May 18, 2026

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:00 pm. Present were Mayor Ayers, Council Member Jason Baswell, Council Member Mandy Neese, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Clerk LeAnn Lehigh, City Attorney Alex Dixon, and Police Chief Jeff Sheppard. Council Member Michael Taylor and Council Member Mark Ayers were not present at the Work Session Meeting.

1) Troup County EMA-Hazard Mitigation Plan to Adopt Presented by Liz Brock

Liz Brock gave a presentation of the Troup County EMA Hazard Mitigation Plan update.
The Troup County Emergency Management Agency has updated its Hazard Mitigation Plan for 2020-2029, a requirement by FEMA every five years. The plan, which was delayed at FEMA for 23 months but has now been approved by GEMA and FEMA, identifies 8 natural hazards and 7 technological/man-made hazards facing the county. It serves as a blueprint for decreasing the impact of these hazards and is crucial for justifying grant applications for mitigation projects. The updated plan will be reviewed by the council and the police department for any necessary Hogansville-specific updates before being presented for formal adoption at the next council meeting on June 1st.

ADDITIONAL DISCUSSION

Emergency Funding – TCAC TNR Request

There has been an emergency request for an additional $1,000 for the Trap Neuter Release (TNR) program run by Troup County Animal Coalition (TCAC). Citing the program's proven effectiveness and the urgent need to address at least 15 identified cats during "kitten season," an agenda item for "TCAC TNR Funding" will be added to the evening's new business for a formal vote

Proposed Budget Schedule

The council accepted a proposed draft of the budget schedule as a flexible starting point. The schedule includes multiple work sessions and three public hearings to ensure adequate review and public input before a target adoption date of June 22nd.

Mayor Ayers adjourned the Work Session at 6:45 pm.

Respectfully,

LeAnn Lehigh
City Clerk

HOGANSVILLE
GEORGIA

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

May 18, 2026

PUBLIC HEARING 1

Mayor Ayers called the Public Hearing to order at 7:05pm to Hear Citizen comments on the Rezoning of Parcel NO. 0023001016 - Weaver Tract (52.72 acres) from Estate Single-Family Residential (ES-R) to Corridor Mixed Use (CR-MX).

There were no Citizen comments, and the Public Hearing was adjourned at 7:06pm

PUBLIC HEARING 2

Mayor Ayers called the Public Hearing to order at 7:06 pm to hear Citizen comments on the Proposed UDO Amendments Regarding Administrative Variances.

There were no Citizen comments, and the Public Hearing was adjourned at 7:06 pm.

REGULAR MEETING
May 18, 2026

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:07 pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, City Clerk LeAnn Lehigh, and Police Chief Jeff Sheppard. Council Member Mark Ayers was not present at tonight's meeting.

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

CONSENT AGENDA

Motion: Council Member Strickland moved to amend and approve the Consent Agenda, adding Item Number 2 under New Business – Funding TCAC TNR and striking the Presentation for Employee Service Award – Anthony McCants 5 Year Anniversary until the next Regular Council Meeting. The motion was seconded by Council Member Neese.
Motion Carries 5-0

CITIZEN APPEARANCE

1. ***Gage Bailey to Discuss Tips to Safeguard Against Data Centers***

Gage Bailey presented 10 recommendations to strengthen data center ordinances and will email the electronic version to staff to distribute to Council.

OLD BUSINESS

1. ***Ordinance - 2nd Reading & Adoption – Rezoning – Parcel No. 0023001016 – Weaver Tract***

Motion: A motion was made by Council Member Neese to approve the Ordinance to rezone the Weaver Tract Parcel No. 0023001016 from ES-R to CR-MX. The motion was seconded by Council Member Baswell.
Discussion: None
Motion Carries 4-0

NEW BUSINESS

1. ***Ordinance – 1st Reading – UDO Amendments Regarding Administrative Variances***

City Attorney Alex Dixon read the First Reading of the Ordinance for the proposed UDO Amendments regarding Administrative Variances. No action was taken at tonight's meeting.

2. ***TCAC Funding for TNR***

Motion: A motion was made by Council Member Baswell to approve the emergency funding of $1,000 to TCAC for Trap, Neuter/Spay, Release program to help control the feral cat population. The motion was seconded by Council Member Neese.

Discussion: None
Motion Carries 4-0

EXECUTIVE SESSION

1. ***Litigation Exemption***
2. ***Real Estate Exemption***

Council Member Taylor made a motion to move into Executive Session at 7:37 pm under the Litigation & Real Estate Exemptions. The motion was seconded by Council Member Neese.
Motion Carries 4-0

The Regular Meeting was reconvened at 8:40 pm.

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 8:40 pm.

Respectfully,

LeAnn Lehigh
City Clerk

Entry #: 55 - Chanc Williams **Status:** Submitted **Submitted:** 5/26/2026 9:40 AM

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

Chanc Williams

Phone

(706) 302-6671

Meeting date for which you wish to appear

6/1/2026

Question/Issue you wish to discuss:

Data center

Please describe in detail:

Have you previously discussed this with the City Manager?

No

If yes, when?

Have you previously discussed this with the Mayor or a member of Council?

Yes

What was the response from such discussion(s)?

None

Why was the above response not adequate?

No

What is the resolution you seek?

Discussion

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.

26-___

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA TO AMEND THE CODE OF THE CITY; TO AMEND THE CODE TO MODIFY CERTAIN PORTIONS OF THE HOGANSVILLE UNIFIED DEVELOPMENT ORDINANCE (THE "UDO"); TO MODIFY SECTIONS 102-B-4-1(2) and 102-B-12-13: TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE SEPARABILITY; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

That the Code of the City of Hogansville is hereby amended by modifying subsection (2) of Sec. 102-B-4-1 of the Hogansville Uniform Development Ordinance, to delete the current language in such sub-section (2) in its entirety and inserting in lieu thereof the following language, limited solely to sub-section (2) of Sec. 102-B-4-1 of the Code of the City, as follows:

"Sec. 102-B-4-1. Dimensional standards of zoning districts.

(2) Context-sensitive dimensions. Designated dimensional requirements shall not apply to a property where the average space dimension located within 200 feet of the subject property does not comply with the corresponding dimensional requirement of the space dimensions table. In such case, the zoning administrator may adjust the dimensional requirement to a dimension that is no greater than the greatest and no less than the least dimension that is located within 200 feet of the subject property. Properties that are part of a major subdivision are prohibited from utilizing context sensitive adjustments. Context sensitive adjustments shall not be permitted to be utilized to change the requirements of any zoning condition or development agreement that has been approved by the city council."

Except to the extend specifically amended herein, all remaining portions of the current City Code Section 102-B- 4-1, including all sub-sections, shall remain in full force and effect without any modification to such current language.

SECTION 2:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-12-13 of the Hogansville Uniform Development Ordinance, to delete the current language in such section in its entirety and inserting in lieu thereof the following language,:

"Sec. 102-B-12-13. Administrative variances.

(1) *Authority.* (a) Applications for authorized administrative variances may be submitted to the zoning administrator, who shall make final decisions on such applications in accordance with this section.

(b) Administrative variances shall not be permitted for the following:

(i) LI and HI zoning districts;

(ii) Major subdivisions; and

(iii) Zoning conditions placed upon properties by the city council through rezonings or development agreements.

(2) *Applications for administrative variances shall be established for the following provisions*

(a) Lot frontage. Reduction not to exceed ten percent less than the required dimension.

(b) Front yard setback or a yard adjacent to a public street. Reduction not to exceed ten feet less than the required dimension.

(c) Side yard setback. Reduction not to exceed five feet less than the required dimension. In no case shall an administrative variance be permitted for a side yard to be created that is less than 5 feet.

(d) Rear yard setback. Reduction not to exceed five feet less than the required dimension.

(e) Building height. Increase not to exceed five feet greater than the required dimension.

(f) Number of parking spaces. Reduction not to exceed ten percent less than the applicable parking standard, excluding accessible parking.

(g) Buffer width. Reduction not to exceed 25 percent less than the required width, provided the intent of the required buffer can be achieved and the buffer is not a condition of zoning.

(3) *Application procedures.*

(a) Form. An application shall be submitted on a form provided by the zoning administrator.

(b) Documentation. The application shall be in such a form and contain such information and documentation as shall be prescribed by the zoning administrator, but shall contain at least the following:

(i) Name and address of the applicant.

(ii) Size of the subject property.

(iii) A statement of the hardship imposed on the applicant by the zoning ordinance and a statement demonstrating why the variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located.

(iv) Should the zoning administrator determine that a site plan is necessary to adequately review the administrative variance, said plan shall be drawn to scale, showing property lines with dimensions, and any improvements, structures and buildings. Should the zoning administrator determine that a plat is necessary to adequately review the administrative variance, said plat shall be prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid, with the preparer's signature and seal affixed to the plat.

(v) Any other pertinent information as requested by the zoning administrator.

(c) Within 15 business days after an application has been determined to be complete, the zoning administrator shall either grant the administrative variance, grant the administrative variance with conditions, or deny the administrative variance with reasons clearly stated in accordance with the standards set forth in subsection (5) of this section. The zoning administrator may impose such requirements and conditions with respect to the location, construction, maintenance and operation of any use or building, in addition to those expressly set forth in this zoning ordinance, as may be deemed necessary for the protection of adjacent properties or the environment.

(4) *Expiration.* An administrative variance shall automatically expire one calendar year from the date of approval, unless the proposed use or development has begun in utilization of the administrative variance allowance.

(5) *Standards for issuance of administrative variances.* In deciding whether to grant an application for an administrative variance, the zoning administrator shall consider all of the applicable standards provided in subsection 102-B-12-9(8). Approval of

an administrative variance shall require demonstration of a hardship, in compliance with all said criteria.

(6) *Appeals of decisions to the planning commission.* The final decision of the zoning administrator made pursuant to the provisions of this section may be appealed to the planning commission pursuant to section 102-B-12-10. Decisions made by the planning commission shall be final. Appeals of decisions made by the planning commission shall be pursuant to section 102-B-12-11.

(7) *Notifications to the planning commission.* The zoning administrator shall provide a report to the planning commission of approved administrative variances within 30 days of such approvals. The report shall include a summary of each approved administrative variance including information on the requested administrative variance and the final approval and any conditions added to such approval."

SECTION 3:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

LeAnn Lehigh

From: Lisa Kelly
Sent: Wednesday, May 27, 2026 2:25 PM
To: LeAnn Lehigh
Subject: Fw: Hazard mitigation omissions

Get Outlook for iOS

From: Jeff Sheppard <jsheppard@hogansvillepd.com>
Sent: Wednesday, May 20, 2026 10:03 AM
To: Zachary Steele <zsteele@troupcountyga.gov>
Cc: Lisa Kelly <lisa.kelly@cityofhogansville.org>; Oasis Nichols <Oasis.Nichols@cityofhogansville.org>; Rick Milliron <rmilliron@hogansvillepd.com>; Elizabeth Brock <ebrock@troupcountyga.gov>
Subject: RE: Hazard mitigation omissions

That's fine. Thanks

From: Zachary Steele <zsteele@troupcountyga.gov>
Sent: Wednesday, May 20, 2026 10:00 AM
To: Jeff Sheppard <jsheppard@hogansvillepd.com>
Cc: Lisa Kelly <lisa.kelly@cityofhogansville.org>; Oasis Nichols <Oasis.Nichols@cityofhogansville.org>; Rick Milliron <rmilliron@hogansvillepd.com>; Elizabeth Brock <ebrock@troupcountyga.gov>
Subject: Re: Hazard mitigation omissions

Good Morning,

I will get with Liz to contact Lux to make the changes.

As far as making changes to the committee, we can't make any changes to that document as those were the people who participated in the three meetings. We can obviously ensure that Captain Milliron is invited to all things emergency management in the future.

Please let me know if there are any other things we need to address prior to the June 1st meeting in Hogansville.

Thank you all!

Zac Steele
Public Safety Director
Troup County Board of Commissioners
100 Ridley Avenue
LaGrange, GA 30240
(706) 883-1717 Office

(706) 415-0458 Cell

On May 20, 2026, at 9:48 AM, Jeff Sheppard <jsheppard@hogansvillepd.com> wrote:

CAUTION: This email originated from outside of the organization. **DO NOT CLICK** links or open attachments unless you recognize the sender and know the content is safe.

Dear Lisa Kelly and Zac Steele,

I have reviewed the Troup County Hazard Mitigation Plan along with Captain Milliron. We noted only a few minor omissions that we would like to have addressed.

First, please add Captain Milliron to the committee list and remove Marcus Rakestraw.

Second, within the flood reporting section, we would like to add Poplar Street, Elm Street, and the Mallard Lake subdivision to the list of affected locations. These areas experienced flooding during the last event approximately two years ago.

Overall, the report is very detailed, and we do not see any issues moving forward.

Thank you,

Jeffrey A. Sheppard

Jeffrey A. Sheppard
Chief of Police
Hogansville Police Department
117 Lincoln St.
Hogansville, Ga. 30230
jsheppard@hogansvillepd.com
W: 706-637-6648
F: 706-637-9933
C: 678-953-4068

Recommendation to City Council
Demolition of Water Filter Plant Buildings

Mayor and Council Members,

After reviewing the condition of the existing Water Filter Plant buildings and evaluating the proposals received for demolition services, I respectfully submit the following recommendation for Council consideration.

It is the recommendation of the Public Works Director that the City proceed with the demolition of the Water Filter Plant buildings utilizing the services of Platinum Demolition. After review of the submitted quotes, Platinum Demolition provided the lowest responsible bid and demonstrated the capability and equipment necessary to complete the project efficiently and safely.

In an effort to reduce overall project costs and maximize available resources, it is also recommended that the existing front holding well remain in place. Retaining this structure will allow the City the opportunity to utilize it for future operational or infrastructure-related purposes as needed.

Additionally, to further minimize project expenses, it is recommended that the remaining dirt currently located at the spray field be used as fill material for the project site. Platinum Demolition has agreed to provide the necessary equipment to load the dirt into dump trucks for transport to the Water Plant property. Utilizing existing City-owned material will significantly reduce hauling and material procurement costs associated with the project.

Based on cost effectiveness, operational considerations, and the long-term benefit to the City, I respectfully recommend approval of this demolition project with the provisions outlined above.

Please let me know if any additional information is needed.

Respectfully Submitted,

Andy Jones
Public Works Director
City of Hogansville

Platinum Demo and Grading LLC

260 Joe Cox Rd
Sharpsburg GA
30277
770-500-5445
https://www.platinumservicesga.com
platinumservicesofga@gmail.com

ESTIMATE
EST0045

DATE
Feb 12, 2026

TOTAL
USD $55,000.00

TO

Andy Jones / Amber

amber.johnson@city-ofhogansville.org

DESCRIPTION	RATE	QTY	AMOUNT
Demo all structures as discussed in meeting there. Leaving metal structure along with original building and holding tank in ground. Hammer all concrete out load all in containers am take to landfill there will need to be a good bit of fill dirt brought in after demo is complete to bring back up to grade we will bid that once demo is done and we can see what all is needed.	$38,000.00	1	$38,000.00
Fill Dirt Approx 70 loads of fill dirt to back fill water facility holes once concrete is extracted and removed.	$17,000.00	1	$17,000.00

TOTAL **USD $55,000.00**

Toney Louis LLC

140 McIntosh Estates Drive | Sharpsburg, Georgia 30277
404-618-3535 | jpetranto@toneylouis.com | ToneyLouis.com

RECIPIENT:

City of Hogansville
119 Lincoln Street
Hogansville, Georgia 30230

Phone: 7069774159

SERVICE ADDRESS:

220 Oak Street
Hogansville, Georgia 30230

Quote #20266216	
Sent on	03/02/2026
Total	**$330,892.40**

Toney Louis LLC
140 McIntosh Estates Drive | Sharpsburg, Georgia 30277
404-618-3535 | jpetranto@toneylouis.com | ToneyLouis.com

Toney Louis LLC

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404-618-3535 | jpetranto@toneylouis.com | ToneyLouis.com

Product/Service	Description	Qty.	Unit Price	Total
Concrete Demolition	Demolition of Tank, Office building, Old Treatment Facility and Tank, and old shed. - Permits and Asbestos inspections included. (If asbestos is found additional costs will be added for abandonment.) - Erosion control measures to be used - Silt Fence along creek. Concrete demolition services provided by Toney Louis LLC ("Contractor") shall be performed using heavy machinery including, but not limited to, excavators equipped with hydraulic breakers, hammers, pulverizers, shears, loaders, and haul equipment as required to break, remove, process, and dispose of reinforced or non-reinforced concrete. 1. Inherent Risk Acknowledgment Client acknowledges and agrees that concrete demolition is a high-impact construction activity that inherently involves vibration, ground disturbance, dust, flying debris, noise, and structural movement. Client accepts these inherent risks as part of the demolition process. Contractor shall not be responsible for: Cracking (structural or cosmetic) of adjacent slabs, foundations, walls, pavement, utilities, or structures Settlement or subsidence of surrounding soils Vibration-related damage to nearby improvements Damage to unmarked, improperly marked, or undisclosed underground utilities or structures Disturbance to landscaping, irrigation systems, driveways, curbs, sidewalks, or pavement outside the immediate work area 2. Concealed and Unknown Conditions Contract pricing is based on visible site conditions and information provided prior to execution of this Agreement. Any concealed or differing site conditions including, but not limited to: Excessive or unforeseen reinforcement Post-tension systems Greater-than-anticipated slab or wall thickness Underground structures or foundations	1	$168,450.00	$168,450.00

Toney Louis LLC

140 McIntosh Estates Drive | Sharpsburg, Georgia 30277
404-618-3535 | jpetranto@toneylouis.com | ToneyLouis.com

Product/Service	Description	Qty.	Unit Price	Total
Disposal Fee	Removal of debris and other materials from the worksite will be conducted with disposal at Turkey Run Landfill. Truck haul-off services will be utilized for this process.	1634	$93.60	$152,942.40
Fill Dirt	The site will be graded following the completion of demolition. An estimated 300 cubic yards (CY) of material will be required to fill in the areas where the structures were located. Should additional fill material be necessary to complete the project, the requirement will be determined based on the number of tandem truckloads delivered to the site.	25	$200.00	$5,000.00
Excavation and Grading	Grading the areas where demolition has been completed.	1	$4,500.00	$4,500.00
			Total	**$330,892.40**

Reviews

Ronnie

Did a great job grading my homesite, I'll be using them again

Perry Ragsdale

These guys did an old house demo for me and did a great job. Communication was excellent.

Richard Alhanti

Toney Louis cleared and graded the land 150' around my house of impenetrable woods and threatening pines quickly and for a very reasonable price. The crew showed up every day at 8:00 AM, they always had the correct equipment for each phase. All large logs were removed from the site and a controlled burn, of the remaining debris, was a joy to watch. A great crew that worked with me through each phase. Chris and Jacob, equipment operators, really care about my property, thank you very much. My yard, 2 acres, is fertilized, seeded and covered with...

Toney Louis LLC

140 McIntosh Estates Drive | Sharpsburg, Georgia 30277
404-618-3535 | jpetranto@toneylouis.com | ToneyLouis.com

Scope of Work:

- Permitting
- Utility Location
- Mobilization
- Demolition of Buildings and Tanks
- Disposal of Material at Appropriate Facilities
- Addition of Soil in Areas Required for Grading the Site
- Seeding and Straw Application in Areas of Disturbance
- Demobilization

Terms and conditions do apply.

This quote is valid for the next 30 days, Material quote is good for 10 days after which values may be subject to change.
By signing this Agreement, the parties acknowledge and agree that they have read, understood, and accept all terms and conditions contained herein, including those set forth in the attached or referenced Terms and Conditions. These Terms and Conditions are incorporated by reference and shall be binding as part of this Agreement.
Subcontract Documents: The subcontract documents shall consist of this Agreement plus any of the following documents (check all applicable) (collectively, the "Subcontract Documents")
X The primary agreement between property owner or developer and Customer, and any documents, instruments, or agreements referenced in the primary agreement.
X Modifications to the primary agreement, whether issued before or after the date of this Agreement, if such modifications affect Services or completion date or both.
X Any survey or architectural drawings or data provided by Customer to Contractor necessary for provision of the Services.
1. Terms of Engagement. Contractor hereby engages the services of Customer to perform the Services described in the Purchase Order and any change orders issued as part of this Agreement (each of which is a "Change Order").
The Following is Not included in this Contract:
NPDES monitoring, Surveys, Chemical Drying of Soils, Permits and Fees., Screening/Importing of topsoil, Relocating of Existing Utilities, Shoring, bracing, or fencing in any scope, Bond, Temporary Fencing, Cleaning of Existing Pipe, the quote is Good for 30 Days due to volatile market in materials, Unsuitable Soil Conditions and Rock Excavation., Electrical Conduits and Sleeves, Subgrade remediation due to rutting from other subcontractors., Assumed all soil can be used onsite. Import/ Export of Dirt is Excluded., Bollards, Wheel stops, Site Lights., Wattle, Concrete Washdown, Concrete Slabs and Curbing, Sewer to 5' of building, Water to 5' of building
2. Change Orders. Each party shall promptly notify the other of any requested changes or modifications to be made to the Services by issuing to the other party a Change Order substantially in the form attached hereto as Exhibit A. Each Change Order shall contain a detailed description of the scope of the Services to be modified, the additional compensation to be paid by Customer to Contractor as a result thereof, the revised Completion Date resulting from such Change Order, and such other information, terms, and conditions as the Contractor and Customer shall agree upon, all of which shall be written into such Change Order in order to be binding on both parties. Upon either party issuing a Change Order request, Contractor will not perform Services until the terms of the Change Order have been agreed upon and the Change Order is signed by both parties. Once agreed upon and signed by Contractor and Customer, each such Change Order shall become part of this Agreement and the additional or changed Services, Payments, and Completion Date as described in such Change Order shall become part of the Services. Among other things, Customer and Contractor acknowledge and agree that Contractor encountering rock, poor soil conditions, ground or other water, and other unknown or unforeseen site conditions will require a Change Order and likely changes in time to complete the Project and resulting's costs including but not limited to costs of additional equipment necessary to resolve such site conditions and complete the Project.
3. Customer Duties. Promptly after execution of this Agreement, Customer will provide Contractor with copies of the Customer's construction schedule, if any, together with any additional scheduling details that will enable Contractor to plan and perform the Services properly and in a timely manner. Customer will designate a representative who has express authority to bind Customer with respect to all Project matters requiring Customer's approval or authorization. Customer shall cooperate with Contractor in scheduling and performing Contractor's Services to minimize or eliminate conflicts with others performing work on the Project. Pursuant to Section 2, Customer shall promptly notify Contractor of any subsequent changes that would affect Contractor's work schedule or ability to timely provide the Services and request an appropriate Change Order. Customer will designate safe, suitable areas for storage of all materials needed for completion of the Services plus Contractor's tools and equipment. Customer will promptly pay Contractor the amounts required under this Agreement or on any payment schedule provided in Customer's Purchase Order.
Customer's Representative.

Customer agrees to pay Contractor according to the Summary terms identified on page 1 of this Agreement. All amounts due and payable under this Agreement for more than ten (10) days shall incur a service charge equal to ten percent (10%) per month.

4. Customer Representations. Customer represents and warrants that Customer has obtained or will obtain all consents, approvals, and authorizations needed for Contractor to perform the Services. Customer represents that Customer has all necessary authority required to execute this Agreement and perform its obligations under this Agreement. Customer agrees to hold Contractor harmless from any failure of Customer to obtain such consents, approvals, and authorizations and any other failure of Customer to perform Customer's obligations under this Agreement.

5. Contractor Duties. Contractor will provide any and all materials that are required for Contractor to complete the Services and the costs for such shall be included as part of the Payment provisions in Summary above. Contractor shall designate a representative who shall have express authority to bind the Contractor with respect to all Project matters requiring Contractor's approval or authorization. The Contractor shall provide all labor, equipment, and tools required to provide the Services at the Project. Contractor shall take all necessary precautions to properly protect the work of the Customer and the Project itself from damage that may be caused by its provision of Services.

Contractor's Representative:

6. Contractor Limitation of Warranty on Services. Contractor warrants to Customer only that the work required to perform the Services will conform to the requirements of this Agreement and any applicable Subcontract Documents, and will be free from material defects, except for those inherent in the quality of the work the Subcontract Documents require or permit. Contractor's warranty excludes any remedy for damage or defect caused by others after completion of the Services. EXCEPT AS SET FORTH IN THIS SECTION 5, CONTRACTOR DOES NOT MAKE ANY WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, CONCERNING THE SERVICES, ANY GOODS AND MATERIALS PROVIDED BY THE CUSTOMER, OR ANY COMBINATION THEREOF, INCLUDING BUT NOT LIMITED TO ANY WARRANTIES OF MERCHANTABILITY, FITNESS, OR FITNESS FOR A PARTICULAR PURPOSE.

7. Term and Termination.

(a) Term. The term for Customer to provide Services shall commence when this Agreement is signed by both Contractor and Customer and shall continue until completion of Services under this Agreement, as may be modified by one or more Change Orders or earlier termination hereunder.

(b) Suspension or Termination by Contractor. Contractor may suspend or terminate this Agreement for the same reasons and under the same circumstances as Customer may terminate the primary contract, if any, or if Customer is in default, after written notice and a five (5) day opportunity to cure such default, for failure to perform any obligation under this Agreement, including but not limited to any default for nonpayment. For any early termination based on a Customer default under this Agreement, Contractor shall be entitled to receive payment for work performed through the date of termination, for proven loss regarding materials, equipment, tools, reasonable overhead and profit on work not completed, and any costs incurred, all as a result of the early termination.

(c) Termination by Customer. Customer may suspend or terminate this Agreement for cause if Contractor is in default, after written notice and a ten (10) day opportunity to cure such default, for failure to perform any obligation under this Agreement. Customer may also terminate this Agreement for convenience if the primary contract is so terminated.

8. No Agency Relationship. Customer and Contractor are independent principals in all relationships and actions under this Agreement. This Agreement shall not be construed to create any partnership, joint venture, or agency relationship between the parties or to authorize either party to enter into any commitment or agreement binding on the other.

9. Entire Agreement. This Agreement as modified by any Change Orders, and any Subcontract Documents marked above, represents the entire and integrated agreement between the parties to this Agreement and supersedes all prior negotiations, representations, or agreements, whether written or oral, between the parties for provision of the Services. The Subcontract Documents shall not create any contractual relationship of any kind between Contractor and any other person or entity that is a party to them unless Contractor is a specific signatory to any such agreement.

10. No Assignment. Neither party to this Agreement may assign its respective rights and obligations hereunder without the express, prior written consent of the other.

11. Notice. Any notice, request, demand, or other communication that is required or may be given under this Agreement shall be in writing and shall be deemed to have been duly given (1) if transmitted by electronic mail, facsimile transmission, or other similar electronic or digital transmission method, the day after it is so transmitted, provided that, the sender maintains written evidence of its transmission date and time; (2) if sent by a nationally recognized next-day delivery service that obtains a receipt on delivery, the day after it is sent; (3) if mailed, first class registered or certified United States mail, postage prepaid, five days after it is sent; and (4) in any other case, when actually received. In each case, notice shall be sent to the addresses for each party first listed above. On five (5) days advance written notice to the other, a party may change its notice address. Rejection, failure to claim delivery, or any refusal to accept any Notice, or the inability to deliver any Notice because of a changed address of which no Notice was given, shall be deemed to be receipt of the Notice sent as of the date of the United States Postal Service postmark, or the date of the first attempted personal delivery, or the date of the first attempted overnight

Toney Louis LLC
140 McIntosh Estates Drive | Sharpsburg, Georgia 30277
404-618-3535 | jpetranto@toneylouis.com | ToneyLouis.com

courier delivery, as the case may be.
12. General Provisions. Customer agrees to pay reasonable costs of collection if Contractor is forced to pursue all costs of collection for amounts due under this Agreement, including but not limited to reasonable attorney fees.
13. General Provisions. The Payment part of the Summary and Sections 3, 4, 6, 7, 11, and 12 of this Agreement shall survive its termination. In the event that a part of an entire provision of this Agreement shall be held invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the same shall not invalidate or otherwise affect any other provision, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been included. Any waiver by a party of any breach of this Agreement by the other shall not be effective unless in writing, and no such waiver shall operate or be construed as a waiver of the same or another breach on a subsequent occasion. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia irrespective of its choice of law rules. All claims arising from this Agreement shall be brought in the state courts in Coweta County, Georgia. Neither party shall be in default because of a failure, hindrance, or delay in performance of this Agreement arising from acts of God, actions taken by a governmental authority, epidemic, acts of civil unrest, illness or resignation of personnel, or other similar events. If such delay, hindrance, or failure occurs, the affected party will promptly give notice of such to the other. In the event of a conflict between the terms of this Agreement and the terms of a Change Order, the terms of the Change Order will control as to the information in such Change Order, otherwise this Agreement governs the rights and obligations of the parties. This Agreement may not be modified or amended except unless done in writing and signed by both parties.
Coordination of Materials and Dumpsters:
All materials and dumpsters required for the performance of the work shall be coordinated between Contractor and Customer in advance to prevent unnecessary downtime. In the event that materials or dumpsters are not available on site in accordance with the arrangements made between the parties, and such delay prevents the Contractor's crews or equipment from continuing work as scheduled, the Customer agrees that standby time will be billed at a rate of $175.00 per hour, per machine. These charges will be added to the final invoice for the project.
Standard Exclusions:
- Mass, Trench or Rip rock
- Roof Drains
- Trench Drains
- Muck Excavation
- Traffic Control, Signage, and all other Traffic control devices.
- Sidewalk, Lane or Road Closures
- Rock removal, demucking or removal of hazardous materials (or resulting delays in work).
- Disposal of unsuitable excavated material.
- De-watering, well points, drying, discing, liming or manipulation of soils to attain proper moisture content.
- Street cuts, Saw Cut of asphalt, asphalt patches, back taps, vacuum test manholes, cleanout boxes. (unless noted otherwise).
- Sheeting, shoring, matting, site lighting, lighting conduit, signs or striping, traffic control (unless noted otherwise).
- Asphalt overlay of existing streets (unless noted otherwise).
- Set up or maintenance of truck wash facility.
- Selective clearing or trimming on site
- Permits, field staking, compaction testing, bonds, submittals, and shop drawings.(unless noted otherwise)
- Meters, meter fees, tap fees or impact fees. Water Meter Fees, Water Usage.
- Excavation below planned sub-grade in cut areas or below the stated topsoil depth in fill areas.
- Any de-mucking or removal of unsuitable soil beneath the topsoil will be charged accordingly.
- Re-grading due to utility company installation or replacement of work damaged by others.
- Removal, replacement or installation of fencing, landscaping, hardscaping, Monuments, Vaults, Guardrails (unless noted otherwise).
- Basement excavation or building backfill.
- Catch Basin tops and throats (unless noted otherwise).
- Re-location, removal or support of existing utilities.
- Composite/Coating of Precast structures.
- Gravel bedding under water lines, storm lines or in excess of 4" below sanitary sewer lines.
- Maintenance of erosion control items after Toney Louis LLC Scope of work is completed. (construction entrances, silt fences, sediment traps, rip rap, etc.).
- Dissipators.
- No haul in or off site dirt unless Specified
- Trash Racks. Slope Drains. Gabions. Level Spreaders. Bio Retention Ponds. Plantings. Guardrails.(unless noted otherwise)
- Removal of SD4's or SD3's. Compactable fill in area of removal. Muck out SD4's or SD3's.

Toney Louis LLC

140 McIntosh Estates Drive | Sharpsburg, Georgia 30277
404-618-3535 | jpetranto@toneylouis.com | ToneyLouis.com

- Contractor will work under instruction of Owner's Geotech / Compaction Testing Company, holding no responsibility to this effect:
- Disturbance or modifications of compacted fill areas after AVS completes compacted fill areas and moves off site.
- When Contractor leaves the site our understanding is that all compaction tests/reports are acceptable to owner & geotech engineer. This scope excludes dewatering, rock excavation, unsuitable soil removal, utility relocations, unforeseen underground obstructions, or design changes made after project commencement. Adjustments to existing utilities, structures, or grades not shown on approved plans will be billed as change orders. Toney Louis LLC is not responsible for design errors, survey discrepancies, or material delays beyond its control. All storm systems will be installed in accordance with project specifications, local codes, and applicable GDOT/NPDES standards.
- Bonding - Bond Premium
- Relocation of Fence, Power Poles, etc...
- Field Staking, Compaction Testing.
- Private TV of Storm Lines/Structures.
- Acts of God created rutting or wash outs.
- Removal of SD4's or SD3's.
- Compactable fill in area of removal.
- Temporary Concrete Wash Out.
- Muck out SD4's or SD3's.
- Dumpster Pad & Drain.
- Fuel Surcharge to be billed & charged accordingly
- Due to the current fluctuations in the material market, this proposal is based on prices as of the proposal date.
- Material quote is good for 10 days.
- Material Order has to be placed within the 10 days, then price will hold for 60 days.

Standard Notes:
Earthwork pricing is based on one continuous operation.
Cost of Dirt import is Not Guaranteed Cost until Contract is Made and Prices can be locked in due to the availability of good compactible soil.
We are not responsible for paying fines or for extra work imposed at inspector's discretion.
All quantities are estimated. Final payment will be adjusted to measured in place quantities (unless noted otherwise).
Grading, Storm, Sewer additional mobilizations if work is in stages - $5,000.00 per mobilization
Water additional mobilizations if work is in stages - $4,000.00 per mobilization
Grading tolerances are as follows: Slopes 0.5 feet; Roads 0.2 feet; Landscape 0.5 feet; Buildings (if included) 0.2 feet.
Adjustment of water valves or hydrants not included.
Infiltration into storm drain system by others will be their responsibility to clean out and flush.

Deck Seal

City. Hall
Hogansville GA 30230

Submitted By:

RightAngle Roofing & Renovations

204 East Main St
Hogansville GA 30230

Mobile: (770) 318-0490

rightangleroofing@gmail.com

rightangleroofingandrenovations.com

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204 East Main St
Hogansville GA 30230

Mobile: (770) 318-0490

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RIGHTANGLE
ROOFING & RENOVATIONS

Customer

City Of Hogansville Andy Jones
City. Hall
Hogansville GA 30230

Mobile: (678) 953-3351

andy.jones@cityofhogansville.org
lisa.kelly@cityofhogansville.org

Customer Contract

Job Name	Deck Seal
Job Number	750
Issue Date	April 2, 2026
Valid Until	May 2, 2026

Job Site

City Of Hogansville Andy Jones
City. Hall
Hogansville GA 30230

Item	Amount
Deck seal *Pressure wash board walk.* *Seal with oil base sealer*	
Price	**$25,000.00**

Date 4/2/26

Travis Lemay
RightAngle Roofing & Renovations

Date

City Of Hogansville Andy Jones

THE PRINCE OF PRESSURE

ESTIMATE

EST-000366

Estimate Date: Apr 27, 2026
Expiry Date: Jun 08, 2026

FROM:
The Prince of Pressure LLC
License: Lid-hom-22-010093
Email: Sales@theprinceofpressure.com
Phone: (678) 633-0673

TO:
City of Hogansville
Attn: Amber Johnson
(Secretary)
111 High Street
Hogansville, GA, 30230
Phone: (706) 977-4159

JOB LOCATION:
City of Hogansville
111 High Street
Hogansville, GA, 30230
Phone: (706) 977-4159

JOB:
City BoardWalk Cleaning + Staining

#	Services	Qty	Price	Discount	Tax (%)	Total
1	CITY BOARDWALK CLEANING	1.00	$9,412.46	$0.00	No Tax	$9,412.46

#	Services	Qty	Price	Discount	Tax (%)	Total
	CITY BOARDWALK CLEANING Surface Type: Wooden Deck (specify wood type if known: (Wooden: Old Wood and Pressure Treated Wood) -This service is designed to safely and effectively clean the entirety of the Wooden City Boardwalk surfaces without causing damage. This will also reduce slip and fall issues due to slick and dirty wood due to organic and stain residue. **Please Note:*** Per Regulations and Professional Supplier Consultation there will not be any use of chemicals used while cleaning the Boardwalk as it is near a natural water way. This will prevent any potential issue for water contamination resulting in the most environmentally friendly cleaning option IMPORTANT: ***After speaking with Representatives from the City of Hogansville, the city will cover the Fire Hydrant Meter and have communicated the locations of Water sources for both entrances of the Boardwalk Cleaning*** SCOPE OF WORK: -Utilizing a combination of Low Pressure Surface Cleaning and Wand Cleaning to ensure the following areas are cleaned as efficiently as possible without the use of chemical: -Entirety of the City Boardwalk -Newer Pressure Treated Seating Area (Interior & Exterior Spindles, Floor Deck Boards, Benches and Top Hand Rails) -Posts and Cross Supports below the Entirety of the City Boardwalk -Floor Deck Boards -Interior & Exterior Spindles and Top Hand Rails -Side Stariwell opposite of the Seating Area -Benches -Entrance Concrete Square on both edges of the Boardwalk Entrances Following this process, the result will be: -Service results in a cleaner, brighter wooden deck surface that is safer, more attractive, and ready for use. PROCESS USED: -Pressure Washing– Low Pressure Surface Cleaning and Wand Cleaning to remove as much organic (Mold, mildew and organics as possible) -Controlled Rinsing – Rinse performed at low PSI, safe for wood grain. -Attention to Detail – Steps, railings, and between boards carefully cleaned without harsh abrasion. -Careful Utilizaiton of Pressure– This will be used to clean and remove organics while preserving structural integrity of the wood. THIS PROACTIVE SERVICE PREVENTS: -Long-term staining and mildew growth that weaken wood -Slippery buildup that makes decks unsafe for foot traffic -Premature aging and deterioration of deck boards WOODEN DECK CLEANING – PROPERTY PROTECTION -Furniture & Décor – Patio furniture, grills, and décor removed or covered before service -Exterior Fixtures – Outlets, lighting, and nearby cameras taped and shielded. -Landscaping – Plants and flowerbeds near deck areas pre-rinsed, protected if needed, and rinsed again after treatment. -Raw/Delicate Areas – Exposed posts, railings, or untreated sections inspected prior to service. -Pre-Inspection – Deck inspected for loose boards, cracks, existing chips, or damage. Findings documented before cleaning begins.					
2	CITY BOARDWALK STAINING	1.00	$39,280.00	$0.00	No Tax	$39,280.00

#	Services	Qty	Price	Discount	Tax (%)	Total

BOARDWALK STAINING – SURFACE PREPARATION AND SOLID STAIN APPLICATION:
-This scope of work includes the treatment, and application of 2 Coats of SUPERDECK solid stain system to the municipal wooden boardwalk located within the City of Hogansville. The objective of this service is to preserve, protect, and enhance the longevity and appearance of the wood structure while mitigating deterioration caused by environmental exposure and pedestrian use.

All work will be performed by Clark Painting utilizing industry-standard methods and materials appropriate for exterior wood surfaces subject to public use.

SCOPE OF WORK:
-Preparation of all designated wooden boardwalk surfaces.
-Removal of dirt, algae, mildew, and environmental contaminants.
-Surface preparation to promote proper adhesion of coating materials, including wood brightening where required.
-Application of 2x Coats of the high-quality SUPERDECK solid stain system designed for exterior wood protection.
-Uniform application across all horizontal walking surfaces and applicable vertical components (including railings and trim, if specified).
-Enhancement of surface durability and resistance to moisture intrusion, ultraviolet (UV) exposure, and general wear.

SITE AND PROPERTY PROTECTION:
-Adjacent landscaping, vegetation, and surrounding surfaces will be protected prior to commencement of work.
-Pre-rinsing and post-rinsing procedures will be utilized to safeguard plant health.
-Measures will be implemented to control overspray and prevent unintended application to non-target surfaces.
-Work areas will be managed to maintain safe pedestrian access and minimize disruption to public use.
-All operations will comply with applicable local guidelines and site-specific requirements.

PROCESS:
-Allowance of adequate drying time to ensure proper adhesion of stain materials.
-Application of 2x Coats of the high-quality SUPERDECK solid stain system utilizing professional techniques (spray application and/or back-brushing) to achieve consistent coverage and finish.
-Final inspection conducted to verify uniformity, coverage, and overall quality of work.

PERFORMANCE OBJECTIVES:
This service is intended to:
-Extend the service life of the wooden boardwalk
-Protect against moisture-related damage, including rot and decay
-Reduce deterioration from UV exposure and environmental conditions
-Improve surface safety by addressing organic growth that may contribute to slip hazards
-Restore and maintain a consistent, professional appearance suitable for public infrastructure

GENERAL CONDITIONS AND SITE MANAGEMENT:
-Pre-Inspection: All surfaces will be evaluated prior to service for existing damage, loose components, or structural concerns. Observations will be documented and communicated as necessary.
-Safety Compliance: Work will be performed in accordance with applicable safety standards and municipal requirements.
-Environmental Considerations: Products and application methods will be utilized in a manner that minimizes environmental impact.
-Work Area Maintenance: All tools, materials, and debris will be removed upon completion. The site will be left clean and suitable for immediate public use.

RECOMMENDED MAINTENANCE:
-Due to ongoing exposure to environmental conditions and public traffic, it is recommended that the boardwalk be inspected annually and re-coated on a 2–3 year cycle, or as needed based on wear, to maintain protective performance and appearance.

#	Services	Qty	Price	Discount	Tax (%)	Total
3	CITY BOARDWALK STAINING	1.00	$3,773.99	$0.00	No Tax	$3,773.99

#	Services	Qty	Price	Discount	Tax (%)	Total

BOARDWALK SEATING AREA STAINING – SURFACE PREPARATION AND SOLID STAIN APPLICATION:
-This scope of work includes the treatment, and application of 2 Coats of SUPERDECK solid stain system to the municipal wooden boardwalk located within the City of Hogansville. The objective of this service is to preserve, protect, and enhance the longevity and appearance of the wood structure while mitigating deterioration caused by environmental exposure and pedestrian use.

All work will be performed by Clark Painting utilizing industry-standard methods and materials appropriate for newly installed exterior wood surfaces subject to public use.

SCOPE OF WORK:
-Preparation of all wooden seating surfaces, including benches, platforms, and associated structural components.
-Removal of dirt, construction residue, and environmental contaminants.
-Surface preparation to promote proper adhesion of coating materials, including wood conditioning and brightening where required.
-Application of 2x Coats of the high-quality SUPERDECK solid stain system designed for exterior wood protection.
-Uniform application across all seating surfaces, horizontal platforms, and vertical components (including backs, supports, and trim, as applicable).
-Enhancement of surface durability and resistance to moisture intrusion, ultraviolet (UV) exposure, and general wear.

SITE AND PROPERTY PROTECTION:
-Adjacent boardwalk surfaces, landscaping, and surrounding areas will be protected prior to commencement of work.
-Pre-rinsing and post-rinsing procedures will be utilized to safeguard plant health and adjacent materials.
-Measures will be implemented to control overspray and prevent unintended application to non-target surfaces.
-Work areas will be managed to maintain safe pedestrian access and minimize disruption to public use.
-All operations will comply with applicable local guidelines and site-specific requirements.

PROCESS:
-Allowance of adequate drying time to ensure proper adhesion of stain materials.
-Application of 2x Coats of the high-quality SUPERDECK solid stain system utilizing professional techniques (spray application and/or back-brushing) to achieve consistent coverage and finish -Final inspection conducted to verify uniformity, coverage, and overall quality of work.
-Final inspection conducted to verify uniformity, coverage, and overall quality of work.

PERFORMANCE OBJECTIVES:
This service is intended to:
-Protect newly installed wood from premature weathering and deterioration
-Provide resistance to moisture intrusion and UV exposure
-Ensure a uniform and professional appearance consistent with municipal standards
-Reduce maintenance requirements and extend the service life of the seating structure
-Maintain safe, clean, and visually appealing public-use surfaces

GENERAL CONDITIONS AND SITE MANAGEMENT:
-Pre-Inspection: All seating components will be evaluated prior to service for any defects, installation concerns, or areas requiring special attention. Observations will be documented and communicated as necessary.
-Safety Compliance: Work will be performed in accordance with applicable safety standards and municipal requirements.
-Environmental Considerations: Products and application methods will be utilized in a manner that minimizes environmental impact.
-Work Area Maintenance: All tools, materials, and debris will be removed upon completion. The site will be left clean and suitable for immediate public use.

Subtotal	$52,466.45
Grand Total ($)	$52,466.45

Accepted payment methods
Credit Card, Check, Cash, PayPal, Venmo, Cash App

Message
Amber,

I am grateful for the opportunity to provide this quote for you and earn your business. Please see the quotation for your (CITY BOARDWALK CLEANING + STAINING). Thank you for reaching out to The Prince of Pressure for your exterior cleaning needs.

I look forward to placing this on our schedule in July!

I want to earn your business, no pressure.

Kind Regards,

Collin Bennett
The Prince of Pressure LLC
Pressure and Soft Wash Solutions
678-633-0673

Terms
By signing a contract, you are signing a legally binding contract for work to be performed.

STAY CONNECTED WITH THE PRINCE OF PRESSURE:
When you approve this estimate, you're giving us the green light to follow up with service reminders, seasonal tips, and local specials. We'll only send what's helpful — and you can opt out anytime

This estimate is based on a prior agreed-upon price. ***Prior to any changes of cost, the client will be notified, and discussion will take place for approval to move forward or alternatives. ***
Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.
Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.
Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.
Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.
Taxes. You will be responsible for payment of all applicable federal, state and local taxes.
Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.
Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.
We abide to all of the statements stated on this estimate - Service Terms and Conditions.
If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We

also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.
Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.
By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.
Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.
You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!

signed on 27-Apr-2026
by The Prince of Pressure LLC

HOGANSVILLE
GEORGIA

City Manager – Lisa Kelly
Assistant City Manager – Oasis Nichols
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: June 1, 2026 **SUBMITTED BY:** Dhayna Portillo

AGENDA TITLE: Citizen Appointments – Hogansville Downtown Development Authority

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 Downtown Development Authority (DDA) currently has two vacancies. In accordance with Georgia law, potential candidates were solicited by a committee of two, consisting of one downtown business owner and one downtown property owner, neither of whom currently serves on the DDA.

One vacant seat must be filled by a City Council member, and the other by a downtown business owner, operator, or resident within the downtown development area. At this time, the committee received one application and recommends the appointment of Kandis Stickland. Ms. Stickland currently serves as the Council Member appointee to the DDA and is seeking reappointment, with her application attached.

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends reappointing Kandis Strickland based off the two-person committee recommendation.

CITY OF HOGANSVILLE

111 High Street, Hogansville GA 30230

Application for Board or Commission Appointment

Citizens provide great insight and knowledge to City government. An avenue that the City of Hogansville uses to get this insight is through the City's various boards and commissions. The members of the boards and commissions make decisions and help recommend and review policies for the City of Hogansville and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for board or commission membership.

Questions to consider before applying for membership on a board or commission:

- Do I fully understand what this board or commission expects from me?
- Am I committed to the goals and mission of this board or commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled board or commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the board or commission?
- Am I willing to participate in necessary board or commission training, education and development activities that will improve my effectiveness in my position?

APPLICANT INFORMATION

Applicant Name: Kandis Strickland

Occupation: Teacher Employer: Troup County School System

Home Address: 115 Shallow Creek Lane City: Hogansville Zip: 30230

Home Phone: (706) 637-6229 Home E-Mail: kstric95@hotmail.com

Work Phone: ( ) Work E-Mail:

Cell Phone: (678) 876-9337 Preferred E-Mail: ☐x Home ☐ Work

Name and address of the business entity you own, located within the city limits of Hogansville (if applicable)

a) Which board or commission do you wish to be appointed to? ____DDA_____

b) How long have you been a resident of the City of Hogansville? _20+__ Years ___ Months

c) Are you current with all of your financial obligations to the City? x☐ Yes ☐ No

d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ☐x Yes ☐ No

e) Available boards and commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? x☐ Yes ☐ No

f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the board or commission? ☐ Yes x☐ No If yes, please explain:

_____

_____

_____

g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Hogansville? ☐ Yes x☐ No If yes, please explain:

_____

_____

_____

h) Do you have any employment or contractual relationship with the City of Hogansville that would create a continuing or frequently recurring conflict regarding your participation on a board or commission? ☐ Yes x☐ No
If yes, please explain:

_____

_____

i) Why do you feel qualified for the board or commission you selected? (Attach resume if you like):

see resume'

APPLICANT STATEMENT

I understand that I am applying for appointment to a board or commission office of the City of Hogansville that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I agree to comply at all times with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge.

Kandis Strickland	Kandis Strickland	04/27/26
Signature	Printed Name	Date

Please return signed application to:

City Clerk
City of Hogansville
111 High Street
Hogansville, GA 30230

BOARD AND COMMISSION INFORMATION

Cemetery Board – This City Council-appointed board monitors the conditions and needs of the City Cemetery and makes related recommendations to the City Council. Meets as needed.

Council on Aging (COA) – Troup County Council on Aging consists of one representative each from Hogansville, LaGrange, West Point and Troup County. This group meets regularly.

Downtown Development Authority (DDA) – The DDA's mission is to revitalize and redevelop the City's downtown. The DDA is composed of seven members who are residents of the city or who own and operate a business within the city. Four of the members must have a specific economic interest in the downtown area. Potential new or renewed members are recommended by the DDA, and then appointed by Mayor and Council. The DDA meets once a month.

Historic Preservation Commission – This group's mission is to identify, recognize, protect enhance and promote the city's historic properties, sites and districts. The Historic Preservation Commission also reviews major changes proposed for building exteriors in the City's locally designated historic district. The group meets quarterly and as needed.

Hogansville Development Authority – This authority encourages and promotes the expansion and development of industrial, agricultural, recreational and trade facilities, acquires land toward these ends, and meets as needed.

LaGrange-Callaway Airport Advisory Committee – This committee provides input to the Troup County Board of Commissioners regarding airport facilities, operations and maintenance. The City Council appoints one city resident to this committee, which meets quarterly.

Meriwether County-Hogansville Joint Development Authority – This authority was created to issue bonds and hold title for industrial projects in Hogansville's small corner of the Meriwether County Industrial Park. The City Council appoints members to one-year terms, and the authority meets quarterly.

Planning Commission – This group recommends proposed zoning variances and changes to the City zoning ordinance and map, and reviews and reviews special use applications, proposed subdivisions, and development permits for new commercial uses. The Commission also updates the City Comprehensive Plan. Members meet monthly as needed.

Troup County Recreation Board – This board advises the Troup County Parks and Recreation Department regarding county-wide recreation facilities and programs. The Hogansville City Council appoints two city residents to this county-wide board. One of the two residents must have a child who participates in the Parks & Recreation program.

PROCEDURES FOR BOARD AND COMMISSION APPOINTMENT

1. Approximately sixty days before the end of a Board or Commission term, the City Manager will notify the City Council and the members of the Board or Committee affected of the positions and citizens whose terms will be expiring.

2. The City Manager will cause this information to be posted via the City's bulletin boards, website, social media sites, utility billing statements or other means approximately sixty days before the end of a Board or Commission term to inform the residents in the city. This notice will also include qualifications (if any) to serve. The City Council will set the timeframe for the acceptance of applicants.

3. Applications may be sent to the City Clerk who will provide copies to the City Council for its review. The City Council may interview candidates at its discretion. The City Council retains all responsibilities and rights to select candidates, nominate and confirm appointments as required by City Ordinance.

4. If no applications are received for the opening, City Clerk notifies Mayor and Council, who may decide to continue running the opening.

5. Incumbents wishing for a new term must also reapply and be interviewed. Said incumbents may not participate in interviewing other applicants or in the decision-making process.

6. It is up to the board or commission to coordinate any required public interviews of the applicants and incumbents.

7. The Chair of the board or commission sends the board opening recommendation to the City Clerk who will then place it on the agenda of the next meeting of the Mayor and Council.

8. After any appointment, the new Board or Commission member, as well as the other members of that Board or Commission is sent a letter notifying them of their appointment.

9. The City Clerk will notify all applicants of the Mayor and Council's decision via email and mail.

Kandis Strickland

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Hogansville, GA 30230
(678) 876-9337
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Areas of Expertise

*Builds and sustains **positive relationships** with internal and external stakeholders; Develops policies and procedures to ensure daily operations are **operating efficiently and effectively; Collaborates** within the community to show support, **identify strengths, challenges, and strategies on improvement plans**; Provides professional development and forums to steer committees, departments, and individuals to **gain knowledge the current trends**, short and long terms goals of implementation for **potential growth**; Provides **direct and indirect supervision** to establish collaborative partnerships, **meet deadlines**, be **inclusive** when making decisions (actively listen to others' perspectives and differences), and be **in compliance** in local, state, or national laws; Collects and use data-driven results to **produce positive outcomes** for the community as a whole; **Coordinates multiple simultaneous tasks** of varying complexity, with demonstrated accountability and excellent attention to detail while implementing flexible problem-solving skills.*

Education

Master of Public Administration, Troy University, Columbus, GA
Bachelor of Arts in Early Childhood Education, LaGrange College, LaGrange, GA

Professional Experience

Early Childhood Education Teacher

Troup County School System, LaGrange, GA 2020-present

- Communicates effectively with students, parents or guardians, district and school personnel, and other stakeholders in ways that enhance student learning.
- Uses technology, including Microsoft Office Suite applications and use of video, live streaming, and multimedia presentation tools
- Fosters a sense of respect, appreciation of diversity, and team atmosphere
- Demonstrates an understanding of the curriculum, subject content, pedagogical knowledge, and the needs of students by providing relevant learning experiences
- Gathers, analyzes, and uses relevant data to measure student progress, to inform instructional content and delivery methods, and to provide timely and constructive feedback to both students and parents
- Plans lessons using state and local school district curriculum and standards, effective strategies, and data to address the differentiated needs of all students

Teacher

Meriwether County School System, Greenville, GA 2019-2020

- Created a classroom environment that is safe and conducive to individualized and small group instruction, and student learning
- Developed lesson plans and instructional materials into learning experiences to best utilize the available time for instruction
- Conducted ongoing assessment of student learning, and modified instructional methods to fit individual students' needs, including students with special needs; conducted individual and small group instruction as needed
- Encouraged parental involvement in students' education and ensures effective communication with parents and students

Early Childhood Care & Education Instructor

Columbus Technical College, Columbus, GA 2017-2018

- Evaluated students' progress in attaining goals and objectives, ensure safety and security requirements are met in the training area, and meet with students, staff members and other educators to discuss students' instructional programs and other issues
- Executed program standards of an accredited program to include classroom instruction, identifying appropriate resources and teaching methods

- Participated in standing or ad hoc committee meetings relating to curriculum development, extra curricula activities, and other technical college sponsored activities or programs
- Developed and maintained positive working relationships with educators, school leaders, and internal working teams

Substitute Teacher
Troup County School System, LaGrange, GA 2015-2019

- Adhered to the scope and sequence of instruction documented in the teacher's lesson plans
- Modeled and reinforced the expectations of the teacher by utilizing effective strategies to provide instruction according to the needs of the students
- Provided a safe environment that is conducive to learning according to the policies and procedures

Early Childhood Education Consultant
ICF International, Inc., Fairfax, VA (Gov't Contractor) 2014-2015

- Offered educational training and technical support to Early Head Start/Head Start programs and local early childhood professionals, and education managers, in support of teachers and home visitors and share information about relevant resources available in the State of Alabama
- Worked with educational programs to correct deficiencies relating to Early Childhood Education in the areas of curriculum and assessment
- Engaged programs in dialogue and learning of best practices for children from birth to five and encourage a culture of learning that promotes school readiness using technological aids

Director of Social Services & Planning
Community Action for Improvement, Inc. LaGrange, GA 2009-2013

- Conducted trainings and other meetings/workshops as needed for staff
- Developed and interpreted program procedures and policy to staff, local governments, agencies, organizations, customers, and the public
- Prepared program applications including budget development and management as well as submission of contracts
- Analyzed data from agency tracking system to prepare reports for the Department of Human Services, Department of Community Affairs, Federal Emergency Management Agency, and donors
- Administered many activities in Human Resources including the hiring/termination processes for staff as well as explanation of benefits and policies of the agency
- Responsible for the planning and implementation of the Homeless Prevention and Rapid Rehousing Program (HPRP) including case management and counseling
- Monitored/evaluated staff to ensure compliance with agency programs, federal and state rules, and regulations

Regional Manager
(Overseeing 3 or more Counties)
Community Action for Improvement, Inc. LaGrange, GA 2007-2009

- Participated in the development and revision of written work plans, policies, procedures, and annual/bi-weekly reports as well as budget management.
- Monitored and reinforced the implementation of personnel policies and procedures as well as program policies and procedures.
- Facilitated effective communication and flow of information to all staff regarding policy and program updates, building needs, and operations
- Provided and ensures that adequate orientation, training, supervision, and follow-up is provided to all staff as well as substitutes, volunteers, work study interns, governing bodies etc.
- Facilitated effective communication between centers and central office, and support communication between families, staff, and the community

Education Specialist
Community Action for Improvement, Inc. LaGrange, GA 2002-2007

- Developed, in accordance with the Head Start Performance Standards, and in collaboration with parents, staff and early childhood professionals, the program's curriculum, child development approach, program goals and

objectives.

- Developed educational staff training activities, utilizing information from training needs assessment, and classroom monitoring visits.
- Provided guidance and training to classroom staff on the selection and implementation of all aspects of educational services, including lesson plan development, arrangement of the learning environment, and classroom management strategies
- Conducted monthly monitoring visits to include classroom observations, random sampling of files
- Dual role serving as the interim Early Head Start Coordinator within a six-county service area as well as the Education Specialist.

Teacher (Early Head Start/Head Start)
Community Action for Improvement, Inc. LaGrange, GA 2001-2002

- Used Head Start Agency's developmentally appropriate instruments for ongoing assessment of the progress and accomplishments of children
- Planned daily activities to reflect curriculum areas, individualized instruction, and component integrations
- Provided a balance of open learning and structured activities that will ensure the school readiness of children participating in Head Start

Elementary Teacher
Unity Elementary School, Luthersville, GA 2000-2001

- Guided the learning process of fourth grade students toward the achievement of curriculum goals, and in harmony with the goals, selected and clearly communicated objectives and expected learner outcomes for all lessons, units, and projects
- Assisted the administration in implementing all policies and rules governing student life and conduct as prescribed by board policy, administrative procedures, the student handbook, and program guidelines
- Adjusted the instructional program based upon student evaluation outcomes and communicating the performance to parents and administration

Additional Training, Competencies, and Certifications

- Newly Elected Official Training 2024
- Gifted Endorsement
- Growing Readers Training 2019-2022
- Georgia Initiative for Community Housing Training 2017
- Downtown Development Authority Training 2016-present
- Substitute Teacher Training 2015
- CLASS Reliability 2015
- Head Start Association Conference Trainer 2015
- FACES Board Member and Treasurer 2014
- Mentor-Coach/Supervisory Training 2005
- Head Start Mentor-Coach Early Literacy Training 2006
- Certified Community Action Management Program 2010
- GCAA Board Meetings/Trainings 2009-2013
- GCAA Roma Board Training 2013
- GCAA Case Management Training
- NASCSP Training Conference 2013
- ROMA Next Generation Listening Sessions/Webinars 2013
- Easytrak Training 2012-2013

References

- Available upon request