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# City of Hogansville



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## Local Government Management Fellowship Program

Post-Graduate -- 2020

### City of Hogansville Overview

Hogansville sits in the northeast corner of Troup County, Georgia, about 50 miles south of Atlanta and halfway between Atlanta and Columbus. The city is the southbound I-85 gateway into Troup County. It is a former railroad town, with much historic architecture intact. The City government has 48 employees, including 7 administrative staff, 23 Police Department employees, and 18 assigned to the City's public works departments. The City is a full-service utility provider, supplying water, sewer, garbage collection, gas and electricity to its residents.

The City population of 3,100 is slightly less than 50% white and 50% black, with an estimated median household income of \$29,983, compared to \$52,977 for Georgia. The city also has a 26% poverty rate, compared to 16.9% for the State as a whole.

Hogansville has been slowly but steadily adding population since year 2000 and is slightly younger than the State's median age. The 2020 Census may show continuing decreases in age, due in part to the emergence of a Millennial group that calls itself the Pioneers. Since moving here in 2017, the Pioneers have purchased the historic rail depot and turned it into a café, bistro, potter's studio and event space, and are now advancing eastward up Main Street, purchasing and renovating additional buildings.

Hogansville has a 2018 Downtown Master Plan and 2019 Corridor Plan, both drafted by Georgia Conservancy. Hogansville's historic downtown core has been accepted by the State as a Rural Zone, enabling Georgia income tax job creation tax credits, investment credits and building renovation credits downtown. The City also participates in a Statewide training program called Georgia Initiative for Community Housing, as part of a unique Countywide collaboration that includes Troup County and cities of Hogansville, LaGrange and West Point.

As a "Broadband Ready Community" Hogansville is pursuing City-wide broadband installation through the State's Community Development Block Grant (CDBG) Innovative competition, paired with private sector support.

Over the past ten years, Hogansville has systematically improved its wastewater collection and water distribution systems through CDBG grants secured in 2011, 2013, 2015, 2017 and 2019, which provided between \$500,000 and \$750,000 in each case. Hogansville is also nearing completion of an \$8,706,000 expansion of the City's wastewater treatment plant, which will double the plant's treatment capacity to 1.5 million gallons per day. Grant and loan sources for this plant expansion have included a \$2,500,000 grant and \$2,540,000 loan from USDA, and a \$1,600,000 user contribution from neighboring Meriwether County.

### Management Fellow Work Plan

The City of Hogansville is offering a two year post graduate fellowship to a graduate from public administration, city planning, public policy or related master's degree program, who wishes to learn more about local government through first-hand experience. The fellow will work under the guidance of the City Manager and the Planning and Development Director at City Hall. The fellowship will offer daily participation in State and federal grant and loan programs, local and

countywide government initiatives, downtown planning, corridor planning, City code updates, economic development, historic preservation,

theater development, event planning and interaction with various City Departments, authorities and commissions. Specific assignments will include, but not be limited to the following:

- Administer a \$1 million revolving loan from United States Department of Agriculture under USDA's Rural Energy Savings Program, to help residents weatherize and improve energy efficiency in their homes.
- Assist the Planning and Development Director with a citywide Housing Condition Survey, using University of Georgia's FULCRUM tool, loaded onto tablets, that will interface with County Tax data as homes are inventoried. Help recruit and train volunteers from West Georgia Technical College and others to help conduct the inventory. Produce related housing data overlays and reports from the FULCRUM inventory results.
- Work with the Planning and Development Director and City Planning and Zoning Commission to update the City's Zoning Ordinance, zoning map and other City codes.
- Work with Planning and Development Director and City's Historic Preservation Commission to maintain City's Certified Local Government status, expand the City's local historic district, and promote the City's preservation program.
- Assist the Planning and Development Director with activities relating to the City's Rural Zone program, which provides Georgia job tax credits, investment credits and building renovation credits to growing downtown businesses. Help produce related reports to GA Department of Community Affairs and City.
- Help represent Hogansville on the Troup County-Hogansville-LaGrange-West Point GICH (Georgia Initiative for Community Housing) group and Keep Troup Beautiful Board of Directors.
- Assist the Planning and Development Director and Three Rivers Regional Commission with development of City's 2020-2040 Comprehensive Plan.
- Support the Planning and Development Director with grant seeking and administration for a range of community projects and events.
- Attend City Council and Hogansville Downtown Development Authority meetings.
- Assist with community festivals and events.