



City of Hogansville  
**City Council**  
**Public Hearing & Regular Meeting Agenda**  
**Monday, October 6, 2025 – 7:00 pm**

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

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2025	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese *</i>	2027	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2027	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Kandis Strickland</i>	2027	* Mayor Pro-Tem

**Public Hearing – Millage Rate – 7:00 pm**

Public Hearing to Hear Citizen Comments on the Millage Rate

**Regular Meeting – Immediately Following Public Hearing**

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 October 6, 2025
2. Approval of Minutes: Work Session Meeting September 15, 2025
3. Approval of Minutes: Public Hearings & Regular Meeting September 15, 2025

**Citizen Appearance**

1. Toni Teagle to Discuss NAMI Georgia
2. Frederick Manley to Discuss GYIP Funding

**Presentation**

1. Employee Recognition – Marcus Rakestraw – 10 Year Anniversary
2. Introduction of New Code Enforcement Officer – Jordyn Barnett

**New Business**

1. Ordinance – 1<sup>st</sup> Reading – Commercial Solicitation Repeal
2. Adoption of the Millage Rate
3. Final Plat Approval – Moss Creek

**City Manager's Report**

**Chief of Police Report**

**Council Member Reports**

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

**Mayor's Report**

**Executive Session**

1. Litigation Exemption

**Adjourn**

**Upcoming Dates & Events**

- *October 9, 2025 – 6:00 pm | Callaway High School Homecoming Parade - Downtown*
- *October 16, 2025 – 6:00 pm | Meeting of the Hogansville Planning & Zoning Commission at Hogansville City Hall*
- *October 18 & 19, 2025 – Hogansville Hummingbird Festival*
- *October 20, 2025 – Regular Meeting of the Mayor and Council at Hogansville City Hall*
- *October 28, 2025 – Meeting of the Downtown Development Authority at Hogansville City Hall*

**The Royal Theater Happenings September 2025**

- *Friday, October 10, 2025 – 7:00 pm | MOVIE: It*
- *Saturday, October 11, 2025 – 7:00 pm | MOVIE: The Conjuring*
- *Saturday, October 18 & Sunday October 19 – FREE MOVIE: National Parks Adventure (running continuously during the Hummingbird Festival)*
- *Friday, October 24, 2025 – 7:00 pm | MOVIE: Sinners*
- *Saturday, October 25, 2025 – MIDNIGHT SCREENING: The Rocky Horror Picture Show*
- *Saturday, October 25, 2025 – 7:00 pm | MOVIE: Little Shop of Horrors*
- *Friday, October 31, 2025 – 7:00 pm | MOVIE: Halloween*

*Purchase tickets online [1937royaltheater.org](https://1937royaltheater.org) or call the box office 706-955-4870*

**Meeting to be held at Hogansville City Hall, 111 High Street, Hogansville Ga. 30230**









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

**Work Session Meeting  
September 15, 2025**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 5:36pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Lieutenant Marcus Rakestraw, and City Clerk LeAnn Lehigh. Police Chief Jeff Sheppard was not present at the Work Session meeting.

**ORDER OF BUSINESS**

**1. MOA – GDOT & Hogansville**

City Manager Lisa Kelly explained the project scope and improvements (GDOT-approved amendments) for the amended roundabout at the interstate exchange, a dedicated turn lane onto the parkway, dedicated turn lane from Bass Cross Road onto I-85 southbound, and widening and balancing across the project area.

The total cost increase is \$2,439,507.04 and will be funded by Amazon. Amazon has already deposited \$500,000 into escrow for design/engineering on amended roundabouts and design work. The additional ~\$1.9 million to be deposited by Amazon, bringing escrow to \$2.4 million. City staff recommends approving the MOA now but do not execute until the escrow balance reaches \$2.4M. Approving now will avoid GDOT delay costs and ensure readiness. GDOT agreement language includes a modification for costs exceeding \$2.4M, with a cap set at 5% (\$121,975). Temporary signalization and construction at Bass Cross Road, New Parkway, and Highway 54 are on hold until MOA and funding are finalized.

City Attorney Alex Dixon reviewed the agreement and is good with it. This item is on the Regular Meeting tonight for Council action.

**2. Funding Request – Feline Spay & Neuter**

Council Member Neese stated that there are persistent feral cat issues exacerbated by abandoned structures and relocations. She reported that she constantly hears complaints from residents about the number of feral cats in town and the damages they are causing to homes. She also explained that it is a public safety concern as well with spraying and cats/kittens being run over. None of the local animal shelters will accept cats.

Council heard the request from Heather Green, who currently has a LaGrange/Newnan based TNR (trap, neuter, release) program. She is asking for funding in the amount of \$1,000 at ~\$50 per cat for spay/neuter and treatment. The funds will be used for trapping cats and having them spayed/neutered within Hogansville. She will work closely with Code Enforcement and the Police Department for TNR, education, and potential rehoming of cats.

This item is on the Regular Meeting tonight for Council action.

**3. State & Municipal Election**

Elections Superintendent Andrew Harper addressed Council with concerns about having two precincts in Hogansville, with one being a County precinct and the other only a City-precinct. He said that a state-called special election is countywide, requiring use of county precincts and a unified database; Hogansville contracts with the county to administer city elections. Municipal council races are separate and could be on a different ballot if precincts remain split.

He listed two options for Council to consider:

- Option 1 — Single precinct at the library: Leave the database combined and only open the library, which is a county precinct only, all residents would go to the library this election to vote

on Election Day. If there is one precinct, there would only be one ballot for both Election Day voting and early voting.

- Option 2 — Maintain two city precincts (St. Paul and library): Voters at St. Paul would vote municipal ballot at St. Paul, then travel to the library for state/countywide ballot (two check-ins, two ballots). Library voters would vote twice as well. This option would require two sets of equipment at each early voting site across

Council agreed that making residents vote two times at two locations does not make sense. Option one is the best of the two options. Notice will be made in the newspaper, on the City's website, and run constantly on social media to let residents know about the change. This item is on the Regular meeting for Council action tonight.

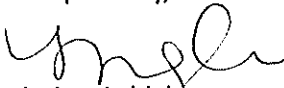
#### **4. Variance Requests – Chisel Mill**

Developers with Chisel Mill Homes addressed Council with a variance request for 20 acres at Bass Crossroads with current zoning of CRMR. Variances sought are to reduce the minimum lot width from 50' to 40' and to eliminate side setbacks to enable side-driveway placement. Under the current zoning requirement within CRMR, there would only be 85 lots; the requested variances would allow for 100 lots. The homes would be cottage-style homes with neutral exteriors with colorful doors; amenities like community center, grills, pickleball (or playground). The target price range would be around \$250,000. Council had many concerns about what the subdivision would look like in ten years. They agree that more affordable homes are needed, but don't feel comfortable giving the variances. They would like to a redesign of the concept with cottage court style housing and more greenspace. Council agreed that they would prefer to vote against the current request and have developers come up with a concept that would fit into the current UDO requirements. This item is on the Regular Meeting for a Public Hearing and Council action.

#### **5. Road Renaming Request – George Bailey – This item was not discussed due to time restraints. It will be discussed at a later Work Session Meeting.**

Mayor Ayers adjourned the Work Session at 6:57pm.

Respectfully,



LeAnn Lehigh  
City Clerk





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

**PUBLIC HEARINGS – September 15, 2025 - 7:00 pm**

**Public Hearing – Chisel Mill Variance Requests**

Mayor Ayers called the Public Hearing to hear citizen comments on the Chisel Mill Variance Requests at 7:04 pm. A representative of Chisel Mill Design & Builders, LLC, presented a variance request for a 20-acre property on Bass Cross Road, recently annexed into the city, for a development named "Hill Star Cottages." The property is zoned CRMR, requiring 50-foot lot widths. The request sought to reduce the width to 40 feet and implement zero side setbacks. The variance would increase the potential lot count from 85 to 100. There were no citizen comments, and the Public Hearing was adjourned at 7:10pm.

**Public Hearing – 2025 Comprehensive Plan**

Mayor Ayers called the Public Hearing to order at 7:10pm to hear citizen comments on the 2025 Comprehensive Plan, which guides future development through 2045. Stephanie Wagner from the Three Rivers Regional Commission presented an overview.

There were no citizen comments, and the Public Hearing was adjourned at 7:16pm.

**Public Hearing – Millage Rate**

Mayor Ayers called the Public Hearing to order at 7:16pm to hear citizen comments on the 2025 Millage Rate. City Manager Lisa Kelly gave an overview of the millage rate, explaining that the millage rate has remained the same for the past 22 years. The City anticipates an additional \$132,493 in additional tax revenue from new construction and reassessments. There is no increase in the millage rate this year, but state law requires the City to notice a tax increase based on the total revenue, not the millage rate. There were no public comments, and the Public Hearing was adjourned at 7:22pm.

**Regular Meeting**  
**September 15, 2025**

Mayor Jake Ayers called the Regular Meeting to order at 7:22 pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Lieutenant Marcus Rakestraw, and City Clerk LeAnn Lehigh. Police Chief Jeff Sheppard was not present at tonight's meeting.

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

**CONSENT AGENDA**

**Motion:** Council Member Strickland moved to amend the agenda, striking Item #2 under New Business. The motion was seconded by Council Member Neese.

**Motion Carries 5-0**

**Motion:** Council Member Neese moved to approve the Consent Agenda. The motion was seconded by Council Member Ayers.

**Motion Carries 5-0**

**NEW BUSINESS**

**1. Variance Request – Chisel Mill**

**Motion:** Council Member Neese moved to deny the variance request from Chisel Mill. The motion was seconded by Council Member Taylor.

**Discussion:** None

**Motion Carries 5-0**

**2. MOA – GDOT & Hogansville**

**Motion:** Council Member Neese moved to approve the Memorandum of Agreement (MOA) with the Georgia Department of Transportation (GDOT) for roundabout modifications required by the new Amazon project, conditional on receiving the remaining \$1.9 million from Amazon. The motion was seconded by Council Member Ayers.

**Discussion:** Amazon is funding the roundabout project. Amazon previously deposited \$500k into an escrow account with \$1.9 million still needed. The MOA with GDOT would be contingent on Amazon depositing the remaining funds to the escrow account.

**Motion Carries 5-0**

**3. State & Municipal Election**

**Motion:** Council Member Taylor moved to consolidate the municipal and state elections on November 4<sup>th</sup> to a single polling location (the Hogansville Library, using a single, combined ballot. The motion was seconded by Council Member Neese.

**Discussion:** Notices will go out in the newspaper, social media, and the City's website to alert voters of the change. A volunteer will be stationed at St. Paul Church on election day to redirect voters.

**Motion Carries 5-0**

**4. Funding Request – Feline Spay & Neuter Program**

**Motion:** Council Member Baswell moved to approve the funding request for \$1,000 for the Feline Spay & Neuter program through the Troup County Animal Coalition, Inc. The motion was seconded by Council Member Ayers.

**Discussion:** None

**Motion Carries 5-0**

**ADJOURNMENT**

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 8:09 pm.

Respectfully,



LeAnn Lehigh  
City Clerk







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**

Toni Teagle

**Phone**

(678) 673-1058

**Meeting date for which you wish to appear**

9/6/2025

**Question/Issue you wish to discuss:**

Community Mental Health & 988.org for Hogansville

**Please describe in detail:**

Good evening, Mayor, Council members, and neighbors. My name is Toni Teagle. I live here in Hogansville, and I am a trained volunteer facilitator with NAMI Georgia.

I am here tonight in my NAMI role to share how we can expand access to free peer-led mental health programs and raise awareness of the 988 Suicide & Crisis Lifeline. My hope is that every resident of Hogansville knows that they are not alone and that help is available.

**Have you previously discussed this with the City Manager?**

Yes

**If yes, when?**

09/5/2025

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

Yes

**What was the response from such discussion(s)?**

Fill out form

**Why was the above response not adequate?**

We have not discussed

**What is the resolution you seek?**

Resolution / Requested City Support for NAMI Hogansville Program (Affiliate)

As Hogansville currently does not have a local NAMI program, I am seeking the city's partnership and support in the following key areas to help us launch and sustain free, peer-led mental health services for our community:

**1. Provide Regular Meeting Space**

Grant access to city-owned venues for NAMI support groups, classes, and community events.

**2. Endorsement & Visibility**

Issue a proclamation recognizing Mental Health Awareness Month each May.

• (I think you are doing this) Share NAMI and 988 Suicide & Crisis Lifeline information through city websites, newsletters, and social media platforms.

**3. Connect Us to Community Partners**

• Help build relationships with schools, churches, nonprofits, law enforcement, and businesses to strengthen grassroots engagement.

• Where feasible, provide modest city funding to support training facilitators, printing educational materials, or hosting events (while keeping NAMI programs free to the public).



4. Assist with Launch Planning

- Consider forming a City Wellness & Mental Health Task Force that brings together city leaders, health providers, and NAMI representatives to plan and collaborate.

5. (I think you are doing this) Promote 988 Awareness

- Display posters and flyers about 988 in city buildings and encourage broader distribution across the community.

6. Support NAMI Volunteers

- Assist with recruitment by sharing volunteer opportunities.
- If possible, provide small-scale funding to help cover training and materials for volunteers

The resolution I am seeking is for the City of Hogansville to help me launch about the importance of mental health, endorse starting a NAMI program (Affiliate) and Hogansville's mission, and provide partnership, visibility, and logistical support to help us launch and sustain free mental health programs locally.

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.

**Signature**

**Today's Date**

9/6/2025

A handwritten signature in cursive script that reads "Toni Teagle". The signature is written in dark ink and is positioned above a thin horizontal line.

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**

frederick manley

**Phone**

(678) 672-7351

**Meeting date for which you wish to appear**

10/6/2025

**Question/Issue you wish to discuss:**

Follow up concerning funding for GYIP after meeting with Mayor

**Please describe in detail:**

**Have you previously discussed this with the City Manager?**

Yes

**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)?**

To gather information pertaining to how funds has been spent.

**Why was the above response not adequate?**

Was asked to gather more information

**What is the resolution you seek?**

To make a decision on funding for fiscal year

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.

**Signature**

**Today's Date**

9/24/2025

A handwritten signature in blue ink that reads "Fred Manley". The signature is written in a cursive, flowing style.