



City of Hogansville
City Council
Public Hearing & Regular Meeting Agenda
Monday, October 20, 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

A 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: Public Hearing & Regular Meeting October 20, 2025
2. Approval of Minutes: 10am Public Hearing October 6, 2025
3. Approval of Minutes: Work Session Meeting October 6, 2025
4. Approval of Minutes: Public Hearing & Regular Meeting October 6, 2025 - Cancelled
5. Approval of Minutes: Called Meeting, October 14, 2025

CITIZEN APPEARANCE

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

PRESENTATIONS

1. Employee Recognition – Marcus Rakestraw – 5 Years of Service
2. Introduction of New Police Officers

NEW BUSINESS

1. Ordinance – 2nd Reading and Adoption – Commercial Solicitation Repeal
2. Proclamation – Red Ribbon Week
3. Millage Rate Adoption
4. Construction Agreement - Amazon
5. Royal Theater Needs
6. Non-Profit Funding Policy
7. Meriwether County Amended Gas Agreement

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

- *October 28, 2025 – Meeting of the Downtown Development Authority at Hogansville City Hall*
- *November 3, 2025 – Regular Meeting of the Mayor and Council at Hogansville City Hall*

The Royal Theater Happenings September 2025

- *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 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

PUBLIC HEARING

October 6, 2025 - 10:00 am

Mayor Jake Ayers called the Public Hearing to order at 10:00 am to hear citizen comments on the Millage Rate. Present were Mayor Ayers, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, and City Clerk LeAnn Lehigh. Council Members Taylor and Neese were not present at the Public Hearing.

There were no citizen comments, and Mayor Ayers closed the Public Hearing at 10:01 am.

Respectfully,

A handwritten signature in black ink, appearing to read "LeAnn Lehigh".

LeAnn Lehigh

City Clerk



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

**Work Session Meeting
October 6, 2025**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:10 pm. Present were Council Member Michael Taylor and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeffrey Sheppard, and City Clerk LeAnn Lehigh. Council Member Jason Baswell, Council Member Mandy Neese, and Council Member Mark Ayers were not present at the Work Session meeting.

ORDER OF BUSINESS

1. *Final Plat Approval – Moss Creek*

The developer, Dream Finders, submitted the final plat for the Moss Creek Townhomes project located behind McDonald's. Planning and Zoning reviewed the plat on September 18th and again at a special meeting two weeks later, setting several conditions for their recommendation of approval. The developer has addressed most of the conditions set by the Planning and Zoning Board since the September 18th meeting.

- The initial conditions included:
 - A water tank tie-in.
 - Energizing the site's power.
 - Installing skimmers in ponds.
 - Correcting puddling at the 54th Street and Williams Street entrances.
 - Ongoing maintenance of Best Maintenance Practices (BMPs).
 - Repairing gullies in slopes and a pond.
 - Watering the hydroseed.

The tie-in is planned for an overnight operation on Thursday or Friday to minimize disruption. Notification was received that the power to the site will be completed and energized by October 7, 2025.

The rock in the pond skimmers has been replaced with the proper size. A silt fence was installed to clearly delineate Phase 1 from Phase 2. Slopes have been re-graded, and the hydroseed has been watered. Phase 1 includes approximately 79 lots. Phase 2 has also been hydro-seeded and is already green. The developer plans to install a significant entrance monument and landscaping feature soon.

The staff's recommendation for the upcoming vote will be to approve the final plat with two conditions: the completion of the power energization and the successful water line tie-in. Once the final plat is approved and all conditions are met, the developer will be ready to receive building permits, as the building plans are already under review. A special called meeting will be scheduled in the next week for Council action.

2. *Sprayfield Yard Lease – This item was not discussed due to lack of quorum.*

3. *Road Renaming Request – George Bailey – This item was not discussed due to lack of quorum.*

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 HEARING AND REGULAR MEETING – October 6, 2025 - 7:00 pm

The Public Hearing & Regular Meeting on Monday, October 6, 2025 was cancelled due to lack of Quorum.

Present were Mayor Ayers, Council Member Taylor and Council Member Strickland. Council Member Baswell, Council Member Neese, and Council Member Ayers were not present.

Respectfully,

LeAnn Lehigh
City Clerk



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

Called Meeting

October 14, 2025

Mayor Jake Ayers called the Called Meeting to order at 6:03 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 Chief Jeff Sheppard, and City Clerk LeAnn Lehigh.

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

CONSENT AGENDA

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. Ordinance – 1st Reading – Commercial Solicitation Repeal

City Attorney Alex Dixon read the first reading of the ordinance that would repeal the section of the ordinance that has been deemed unconstitutional. No action was taken at tonight's meeting.

2. Final Plat Approval – Moss Creek

Motion: Council Member Baswell moved to approve the Final Plat for Moss Creek with the conditions that they must submit and receive approval for the final "as-built" plans from Turnipseed Engineers, a concrete patch must be completed on Williams Street where a valve was explored, and a remaining erosion rill must be fixed in the former City easement that provided access to the water tower. The motion was seconded by Council Member Neese.

Motion Carries 5-0

Executive Session

Motion: Council Member Taylor moved to adjourn into an Executive Session under the Litigation Exemption at 6:14pm. The motion was seconded by Council Member Neese.

Motion Carries 5-0

The Called Meeting was reconvened at 6:43pm.

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 6:43 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

Toni Teagle

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, stylized font.

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND CHAPTER 54, ARTICLE III, SECTIONS 54-50 THROUGH 54-54, THE COMMERCIAL SOLICITATION ORDINANCE OF THE CITY, BY REPEALING SUCH ARTICLE IN ITS ENTIRETY; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That Chapter 54, Article III, including Sections 54-50 through 54-54 of the Code of Ordinances of the City of Hogansville be modified by deleting the language within all sections contained in such Chapter 54, Article III, in their entirety, and reserving Chapter 54, Article III, including Sections 54-50 through 54-54 of the Code, for further use.

SECTION 2:

Other than as specifically set forth in Section 1 of this new ordinance, all subsections of Chapter 54, Article III, including Sections 54-50 through 54-54 of the Code, are hereby specifically reserved.

SECTION 3:

All ordinances or parts of ordinances in conflict with the provisions of this ordinance shall be and the same 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



PROCLAMATION

WHEREAS, Alcohol and drug abuse in this Nation have reached epidemic stages; and

WHEREAS, It is imperative that visible, unified prevention education efforts by community members be launched to eliminate the demand for drugs; and

WHEREAS, The National Red Ribbon Campaign offers citizens the opportunity to demonstrate their commitment to drug-free lifestyles; and

WHEREAS, Youth, with the care and support from family, friends, health professionals, teachers, clergy, and other community members, can avoid the negative effects of alcohol and drugs; and

WHEREAS, *Twin Cedars Youth and Family Services, Inc., Partners In Prevention Project (PIPP), and Teen On The M.O.V.E.* invites all residents of *Hogansville, GA* to participate in *Red Ribbon Week 2025*: where the theme is *"Life Is A Puzzle, Solve It Drug Free"*.

NOW, THEREFORE, BE IT RESOLVED, I, Jake Ayers, *Mayor of Hogansville* do hereby proclaim *October 23-31*, as **RED RIBBON WEEK**, and encourage its citizens to participate in drug prevention education activities, not only during **Red Ribbon Week**, but all year long, making a visible statement that we are strongly committed to a drug-free *Hogansville, Georgia*!

Dated this _____ **day of October, 2025.**

By _____
Jake Ayers, Mayor

NOTICE

The Hogansville City Council does hereby announce that the millage rate will be set at a meeting to be held at City Hall, 111 High Street, Hogansville, GA 30230 on October 06, 2025 at 07:00 pm. Three Public Hearings will be held to hear public comments regarding the mil rate; 07:00 pm on 09/15/2025; 10:00 am on 10/06/2025; and 07:00 pm on 10/06/2025.

Pursuant to the requirements of O.C.G.A. Section 48-05-32 the City does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five (5) years.

CURRENT 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

City of Hogansville		2020	2021	2022	2023	2024	2025
V A L U E	Real & Personal	\$ 77,064,367	\$ 76,110,753	\$ 101,801,021	\$ 138,312,673	\$ 160,290,849	\$ 158,270,382
	Motor Vehicles	\$ 848,890	\$ 569,630	\$ 474,380	\$ 496,010	\$ 46,720	\$ 412,630
	Mobile Homes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Timber - 100%	\$ -	\$ 327,027	\$ -	\$ -	\$ -	\$ -
	Heavy Duty Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Gross Digest	\$ 77,913,257	\$ 77,007,410	\$ 102,275,401	\$ 138,808,683	\$ 160,337,569	\$ 158,683,012
	Less Exemptions	\$ (10,083,563)	\$ (6,704,141)	\$ (9,452,406)	\$ (34,633,898)	\$ (41,957,164)	\$ (23,636,860)
	Net Digest Value	\$ 67,829,694	\$ 70,303,269	\$ 92,822,995	\$ 104,174,785	\$ 118,380,405	\$ 135,046,152
	State Forest Land Assistance Grant Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Adjusted Net M&O Digest	\$ 67,829,694	\$ 70,303,269	\$ 92,822,995	\$ 104,174,785	\$ 118,380,405	\$ 135,046,152
	Gross M&O Millage	15.785	15.418	14.232	15.286	15.186	15.440
	Less Rollbacks	7.835	7.468	6.282	7.336	7.236	7.490
R A T E	MILLAGE RATE (Maintenance & Operation)	7.950	7.950	7.950	7.950	7.950	7.950
T A X	TOTAL M&O TAXES LEVIED	\$ 539,246	\$ 558,911	\$ 737,943	\$ 828,190	\$ 941,124	\$ 1,073,617
	et Taxes \$ Increase / (Decrease)	\$ (3,813)	\$ 19,665	\$ 179,032	\$ 90,247	\$ 112,935	\$ 132,493
	et Taxes % Increase / (Decrease)	-0.70%	3.65%	32.03%	12.23%	13.64%	14.08%

NOTICE OF PROPERTY TAX INCREASE

The City of Hogansville intends to adopt a millage rate which will require an increase in property taxes. All concerned citizens are invited to the Public Hearings on this tax increase to be held at Hogansville City Hall, 111 High Street, Hogansville, Georgia at 07:00 pm on October 06, 2025.

Times and places of additional public hearings on this tax increase are: 10:00 am and 07:00 pm on October 06, 2025. All meetings will be held in the Council Chamber at Hogansville City Hall, 111 High Street, Hogansville, Georgia 30230.

This tentative increase will result in a millage rate of 7.95 mills. The proposed tax for a home with a fair market value of \$140,000 is approximately \$1,113.00