



City of Hogansville  
**City Council**  
**Work Session Meeting Agenda**  
**Monday, September 2, 2025 – 6:00 pm**

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

**WORK SESSION – 6:00 pm**

**BUSINESS**

1. Tower Trail Boardwalk Repair
2. Bid Results – Traffic Planning Firms

## **Work Session Meeting September 2, 2025**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 6:00pm. 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, and Police Chief Jeff Sheppard. City Clerk LeAnn Lehigh was not present at the Work Session meeting.

### **ORDER OF BUSINESS**

#### **1. Tower Trail Boardwalk Repair**

A discussion was held regarding two quotes received for the necessary repairs to the outdoor classroom and boardwalk, which is currently closed and considered a liability. The work is challenging due to difficult site access, requiring a generator and scaffolding as no equipment can be brought in.

Principal Construction quoted \$45,500 to completely rebuild the outdoor classroom benches, decking, and joists. This quote does not include pressure washing and sealing the wood. Principal Construction would need three to four weeks before they could schedule and begin the work.

Right Angle Roofing's original quote included pressure washing and sealing. After being contacted, they verbally agreed to remove \$20,000 from their bid for not doing the pressure washing and sealing, bringing their new total to \$48,500. Right Angle Roofing can start next week and estimates the project will take two to three weeks to complete.

Despite Principal Construction's lower bid, the group favored Right Angle Roofing. The primary factor was the timeline. For a \$3,000 difference, Right Angle could start next week and have the boardwalk accessible to the public much sooner, potentially before the Hummingbird Festival.

This item will be added to the Regular Meeting agenda tonight for Council approval and fund the project using "SPLOST dollars. Parks, Recreation, and Trails."

#### **2. Bid Results – Traffic Planning Firms**

Council reviewed the results of a Request for Qualifications (RFQ) for on-call transportation planning services, for which the city budgeted \$100,000. Three firms submitted qualifications, and an internal grading group scored Atlas the highest.

Atlas provided a flat rate of \$49,900 for an initial scope of work that includes a traffic impact study, a future road map, and conceptual design work. This fee is approximately half of the city's budget, leaving significant room for on-call services. A key advantage noted was their model of assigning a dedicated person to the city, ensuring continuity and familiarity. The council reached

a consensus to select Atlas for the project at the Regular Meeting tonight. The next step will be to have a formal conversation with the firm to outline the plan and expectations.

Mayor Ayers adjourned the Work Session at 6:44pm.

Respectfully,

Oasis Nichols  
Assistant City Manager