



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, September 15, 2025 – 5:30 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 – 5:30 pm

BUSINESS

1. State & Municipal Election
2. Variance Requests - Chisel Mill
3. MOA – GDOT & Hogansville
4. Funding Request - Feline Spay & Neuter
5. Road Renaming Request – George Bailey

**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