



City of Hogansville  
**City Council**  
Regular Meeting Agenda  
**Tuesday, January 3, 2023**

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

Mayor: <b>Jake Ayers</b>	2025	Interim City Manager: <b>Lisa E. Kelly</b>
Council Post 1: <b>Michael Taylor, Jr</b>	2025	City Attorney: <b>Alex Dixon</b>
Council Post 2: <b>Matthew Morgan</b>	2025	Chief of Police: <b>Jeffrey Sheppard</b>
Council Post 3: <b>Mandy Neese*</b>	2023	
Council Post 4: <b>Mark Ayers</b>	2023	
Council Post 5: <b>Toni Striblin</b>	2023	* Mayor Pro-Tem

**Regular Meeting – 7:00 pm**

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 January 3, 2023
2. Approval of Minutes: Regular Meeting December 19, 2022

**Old Business**

1. 2<sup>nd</sup> Reading and Adoption– Text Amendment Change to 102-155 – Public Notices
2. Board Appointments – Downtown Development Authority

**New Business**

1. Selection of Mayor Pro-Tem
2. Line of Credit 2023

**Discussion Item**

1. LMIG Project 2023

**Interim City Manager's Report**

**Council Member Reports**

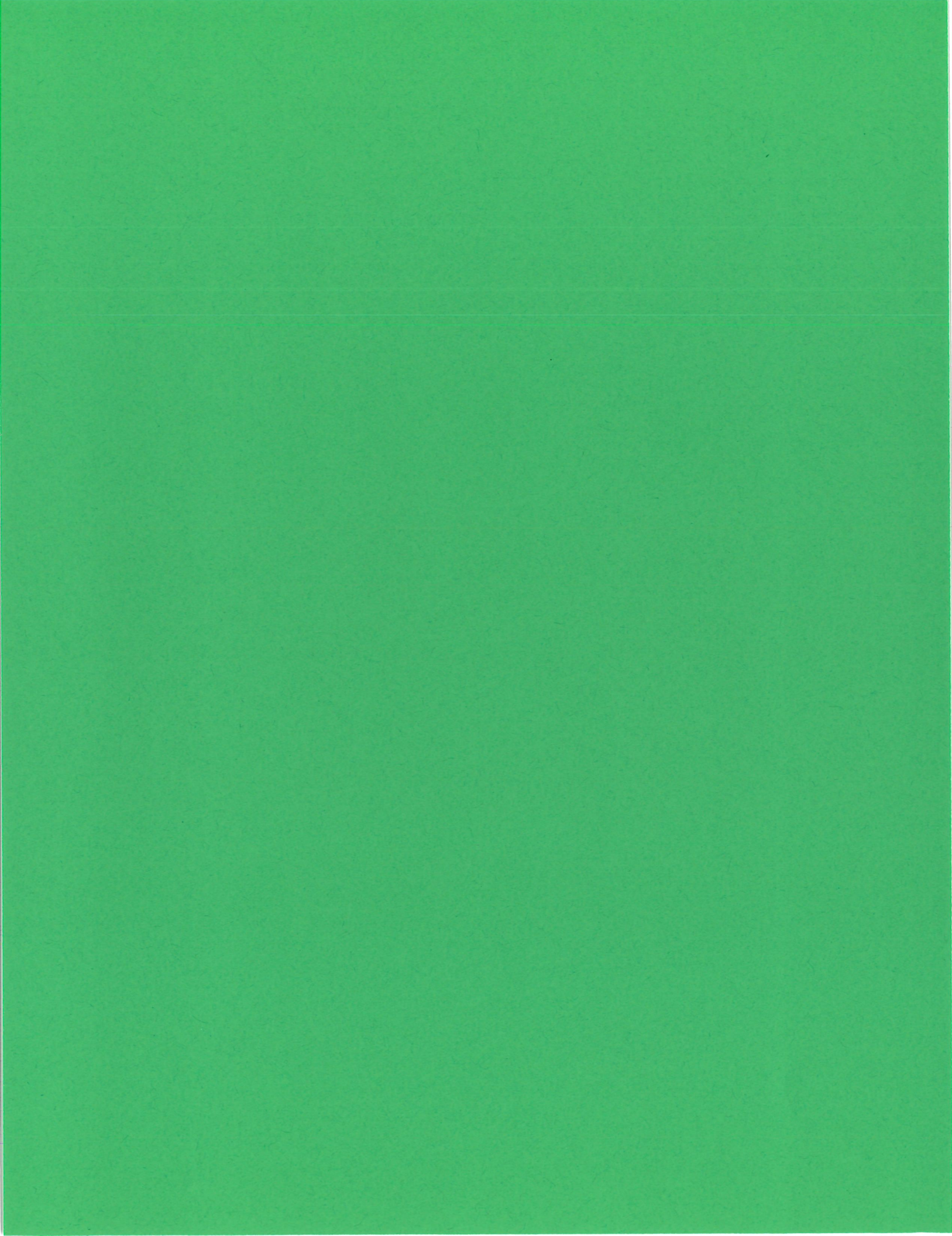
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

**Mayor's Report**

**Adjourn**

**Upcoming Dates & Events**

- January 17, 2023 | Regular Meeting of the Mayor and Council at Hogansville City Hall





12/19/2022

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

### **Regular Meeting**

**Call to Order:** Mayor Jake Ayers called the meeting to order at 7:00 pm. Present were Council Member Michael Taylor, Jr., Council Member Mandy Neese, Council Member Mark Ayers and Council Toni Striblin. Also present were Interim City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon, and Deputy City Clerk LeAnn Lehigh. Council Member Matthew Morgan 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 Ayers moved to approve the Consent Agenda. The motion was seconded by Council Member Neese.

**Motion Carries 4-0**

### **PRESENTATION**

#### ***1. Parks & Recreation Football Champions***

Mayor, Council & Interim City Manager Lisa Kelly congratulated the Hogansville Greenwaves 8-years old football team and cheerleaders, who are the Showdown Bowl Champions. The team was in attendance and were given Certificates of Recognition. Also recognized, but not in attendance at tonight's meeting, were the Hogansville Jets 10/11 years old football team, who are the Textile Bowl Champions.

#### ***2. Val Akins with Liberty Communities to Discuss Jones Crossing Subdivision***

Val Akins with Liberty Communities gave a presentation to the Council asking for a preliminary plat reduction of 75% of homes in the subdivision to reduce from 1800sf to 1600sf, and for 25% of homes to reduce the square footage to allow homes of 1400sf. With the increase in interest rates and decrease in home sales, they feel that this would be the best option to allow more opportunities for home buyers.

### **OLD BUSINESS**

#### ***1. Board Appointments – Downtown Development Authority***

Mayor Ayers tabled the motion until the next Council meeting since Council Members Taylor and Ayers had to recuse due to being related to applicants. They would not be able to vote without Council Member Morgan.

**Discussion: None**

**Motion Tabled until January 3, 2022 meeting**

### **NEW BUSINESS**

#### ***1. 1<sup>st</sup> Reading – Text Amendment Change to 102-155 – Public Notices***

City Attorney Alex Dixon read the 1<sup>st</sup> Reading of the Ordinance to amend the text change to code section 102-155 regarding Public Notices. No action was taken at tonight's meeting.

**Discussion:** This amendment to the zoning ordinance text would enable the Council to create a new zoning map without having to post on every property that is being rezoned.

**2. Preliminary Plat Amendment – Jones Crossing Development**

**Motion:** A motion was made by Council Member Striblin to amend the preliminary plat for Jones Crossing to reduce the home size to 1400sf for 25% of homes and 1600sf for the remaining 75%. The motion was seconded by Council Member Taylor.

**Discussion: None**

**Motion Carries 4-0**

**3. Royal Theater – Lead Based Paint Screening & O&M Plan**

**Motion:** A motion was made by Council Member Neese to approve Environmental Associates of Roswell GA to perform the required lead-based paint testing and provide the required lead-based paint operations and maintenance for a not-to-exceed amount of \$5,445. The motion was seconded by Council Member Striblin.

**Discussion: None**

**Motion Carries 4-0**

**4. Royal Theater – Design Services – Dunwoody-Beeland**

**Motion:** A motion was made by Council Member Striblin to approve the contract with Dunwoody-Beeland for the design services for the Royal Theater restoration project, with a not-to-exceed 7% of the Royal Theater construction costs. The motion was seconded by Council Member Neese.

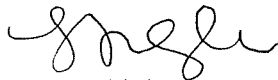
**Discussion: None**

**Motion Carries 4-0**

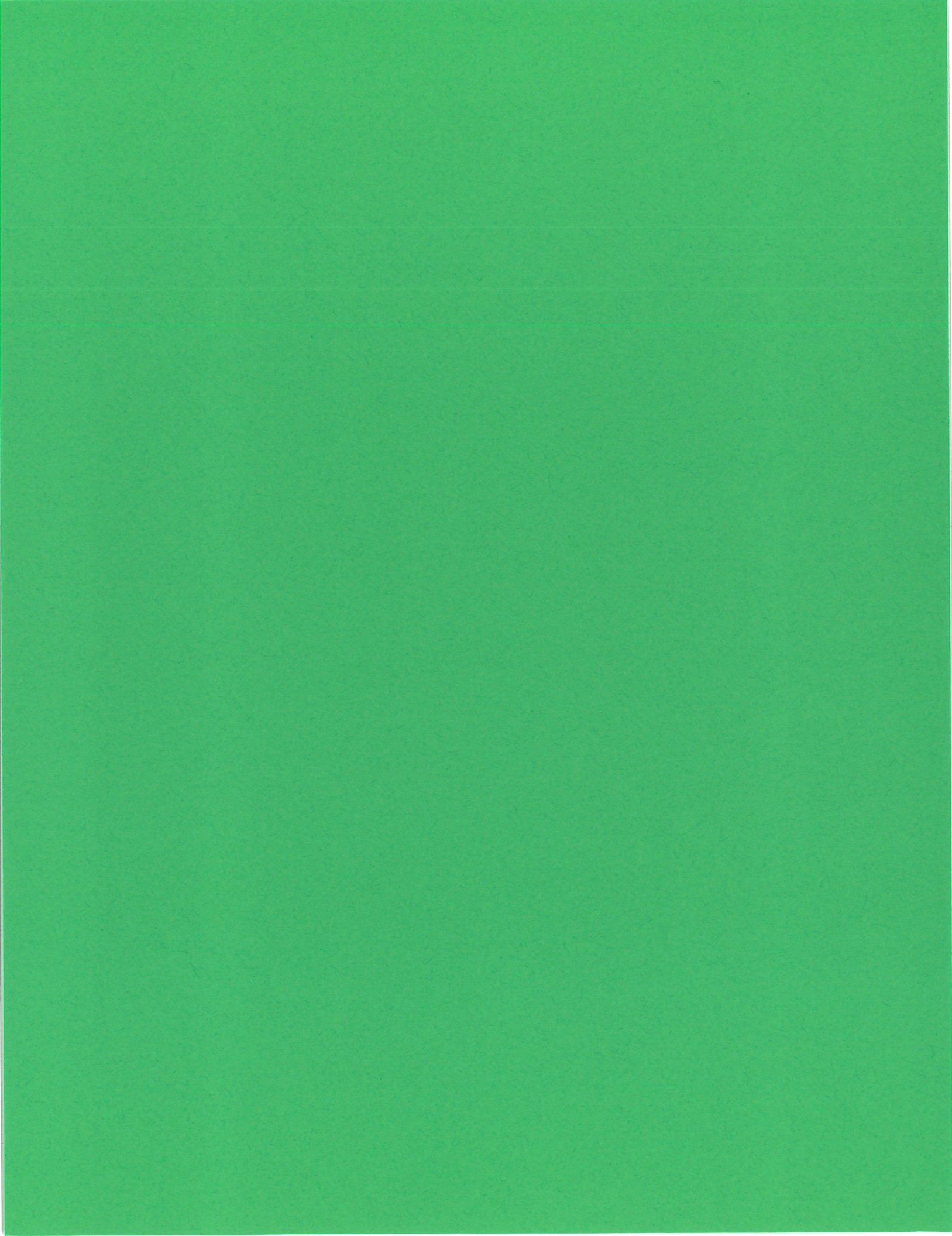
**ADJOURNMENT**

On a motion made by Council Member Neese and duly seconded, Mayor Jake Ayers adjourned the meeting at 8:04 pm.

Respectfully,



LeAnn Lehigh  
Deputy City Clerk



**AN ORDINANCE**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND SECTION 102-155 OF THE CODE OF THE CITY RELATED TO ZONING; TO CLARIFY PROVISIONS FOR PUBLIC NOTICE OF CHANGES TO TEXT OF ZONING ORDINANCE OR CHANGES TO ZONING MAP; 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 Section 102-155 of the Code of Ordinances of the City of Hogansville be modified by deleting said section, in its entirety, and inserting in lieu thereof new Section 102-155 to read as follows:

“Sec. 102-155. – Public Notice.

(a) *Publication of notice.* Due notice of the public hearing before the city council on an application for amendment under this division shall be published in the newspaper of general circulation for the city in which is carried the legal advertisements of the city by advertising the application and the date, time, place, and purpose of the public hearing at least 15 days and not more than 45 days prior to the date of the hearing conducted by the city council. If the application is for amendment to the official zoning map, then this notice also shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property.

(b) *Posting of signs.* As to an application to amend the official zoning map, the zoning administrator or a designee shall post, at least 15 days and no more than 45 days in advance of the city council's hearing, in a conspicuous place on the property for which an application has been submitted, a sign containing information as to the application and the date, time, and place of the public hearing before the city council. A sign shall not be required for amendments to the text of the Zoning Ordinance, nor for amendments to the zoning map initiated by the city council.”

**SECTION 2:**

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

**SECTION 3:**

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

CITY COUNCIL  
Mayor Jake Ayers  
Michael Taylor, Jr., Post 1  
Mathew Morgan, Post 2  
Mandy Neese, Post 3  
Mark Ayers, Post 4  
Toni Striblin, Post 5



City Manager - Open  
Lisa Kelly, Interim City Manager  
Alex Dixon, City Attorney

111 High St  
Hogansville GA 30230-1196  
706-637-8629 | cityofhogansville.org

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## COUNCIL ACTION FORM

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**MEETING DATE:** December 19, 2022

**SUBMITTED BY:** Lynne Miller *LSM*

**AGENDA TITLE:** Citizen Appointments – Downtown Development Authority

**CLASSIFICATION** (City Attorney must approve all ordinances, resolutions and contracts as to form)

- |  |                                     |   |   |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____)  | <input type="checkbox"/> Contract   | <input type="checkbox"/> Information Only             | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other          |

**BACKGROUND** (Includes description, background, and justification)

The Hogansville Downtown Development Authority (DDA) has three vacancies and one existing member – Kandis Strickland -- whose 4-year term is up for renewal or replacement and who'd like to be reappointed. Potential candidates were solicited via the May 2022 utility bill mailing, and seven citizens – Amanda McManious, Kane Hicks, Kandis Strickland, Shereen Barker, Lauren Ayers, Stephano Canducci and Drew Mezza – submitted the attached applications.

In accordance with GA law, the DDA Chair recently recruited a nominating committee of two – at least one of whom has a downtown business, at least one of whom owns property downtown, and neither of whom is currently on the DDA – to recommend which four applicants should be selected. The nominating committee recommends directly to City Council and has recommended that Kandis Strickland be reappointed and that Amanda McManious, Kane Hicks and Shereen Barker be appointed to the DDA. The DDA will encourage the 3 remaining applicants to participate as non-voting members on the DDA and/or to consider helping with various community projects.

**BUDGETING & FINANCIAL IMPACT** (Includes project costs and funding sources)

No budget impact.

Staff recommends that City Council follow the recommendation to appoint Amanda McManious, Kane Hicks and Shereen Barker and reappoint Kandis Strickland to the DDA for 4-year terms.

**STAFF RECOMMENDATION** (Include possible options for consideration)



Downtown Development Authority  
Hogansville Ga.  
Subject: Applicants for upcoming membership

11/17/22

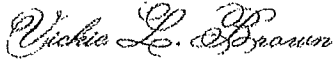
Dear Mayor Ayers and Council Members,

Please find the nominating committee's four recommendations for DDA members.  
There are 3 new appointments and 1 renewal.  
The DDA applicants are listed in order 1-4.

Should you have any questions I can be reached at 678-873-6232.

Applicant #1 Amanda McManious	Term June 2022-June 2026
Applicant #2 Kane Hicks	Term June 2022-June 2026
Applicant #3 Kandis Strickland (reappointment)	Term June 2022-June 2026
Applicant #4 Shereen Barker	Term June 2020-June 2024

Respectfully,



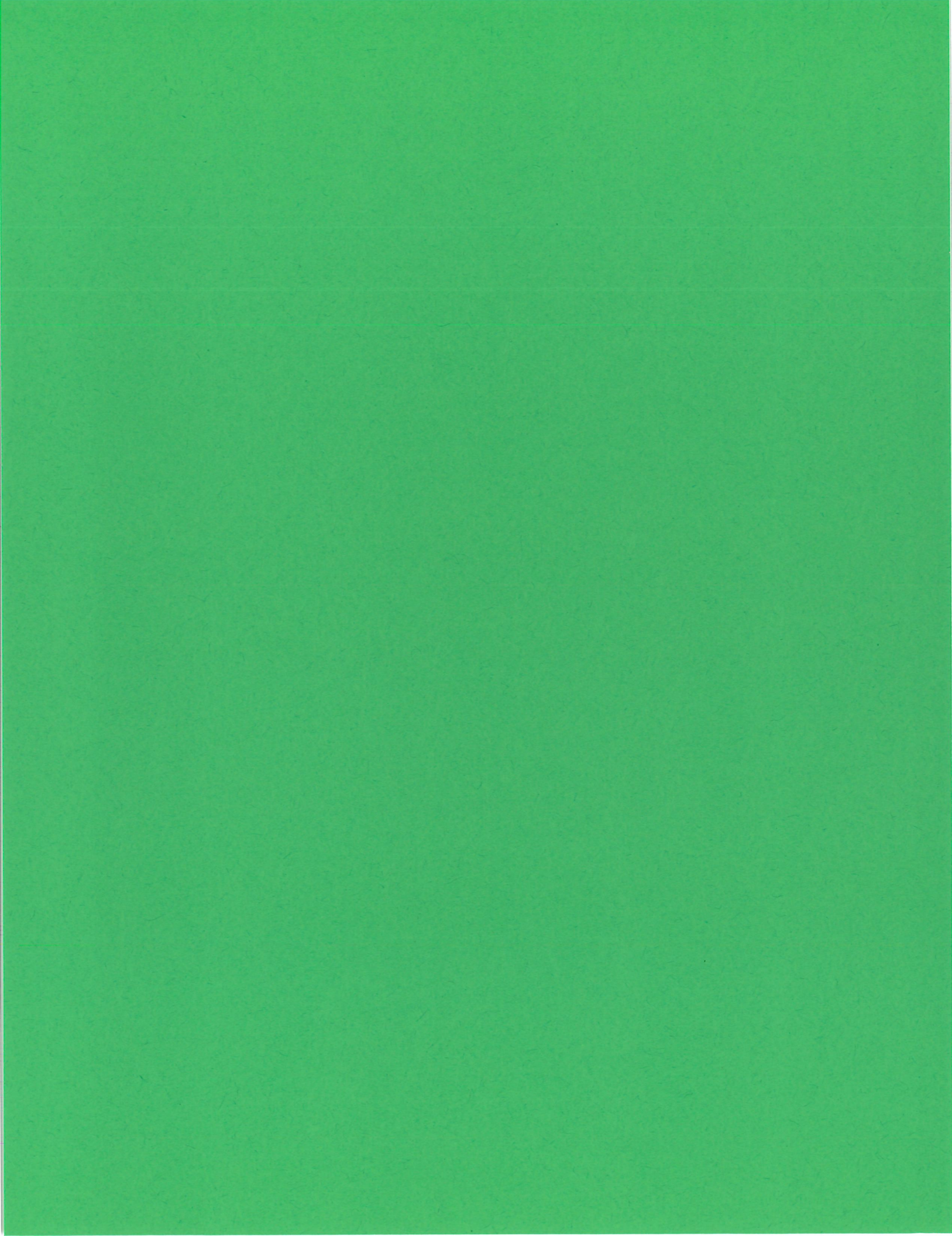
Board Member

Certified Wedding Consultant

PO Box 424, Hogansville Ga, 30230

706-637-4933

[www.victoriabelleevents.com](http://www.victoriabelleevents.com)





**A RESOLUTION**

A RESOLUTION RE-AUTHORIZING A LINE OF CREDIT FOR THE CITY OF  
HOGANSVILLE WITH COMMUNITY BANK & TRUST CO.

WHEREAS, The City of Hogansville has an established line of credit with Community Bank & Trust Co. and;

WHEREAS, The City desires to re-establish that line of credit in an amount not to exceed \$300,000 for calendar year 2023;

WHEREAS, the City of Hogansville had no repayment obligation of the 2022 Line of Credit.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY RESOLVES: That the City Manager of Hogansville is hereby authorized to enter into an agreement with Community Bank & Trust Co. to re-establish a line of credit in an amount not to exceed \$300,000 and under such terms and conditions as may be most beneficial to the City.

Resolved this 3<sup>rd</sup> day of January, 2023

By, \_\_\_\_\_  
Mayor Jacob Ayers

Attest: \_\_\_\_\_  
LeAnn Lehigh, Acting City Clerk