



City of Hogansville
City Council
Called Work Session Meeting Agenda
Monday, June 8, 2026 – 5:30 pm

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

Mayor: <i>Jake Ayers</i>	2029	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2029	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2029	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

CALLED WORK SESSION – 5:30 PM

BUSINESS

1. Discussion of the 2026/2027 Proposed Budget
2. Discussion of UDO Amendments – Heavy Industrial (HI) Zoning District, Standards and Regulations for Data Center Developments, and Establishment of Procedures and Requirements Related to Developments of Impact



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CALLED WORK SESSION

June 8, 2026

Call to Order: Mayor Jake Ayers called the Called Work Session to order at 5:37 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 Clerk LeAnn Lehigh, and Police Chief Jeff Sheppard. City Attorney Alex Dixon was not present at the Called Work Session meeting.

BUSINESS

1. Discussion of the 2026/2027 Proposed Budget

Council reviewed the proposed FY 2026-2027 budget, including projected revenue growth driven by development, employee compensation adjustments, new staffing requests, and infrastructure needs. Discussion focused on the proposed separation of City Clerk and Human Resources functions, administrative staffing, office renovations, and future organizational planning.

Public safety discussions included additional dispatch positions and future police staffing needs. Council also reviewed capital equipment replacements, Public Works facility improvements, utility infrastructure projects, park security enhancements, Royal Theater operations, sanitation service costs, and implementation of the City's new software system.

Staff was directed to provide additional information on several items, including organizational structure options for City Clerk and HR functions, job descriptions for administrative positions, Royal Theater marketing expenditures, sanitation service options, splash pad operations, and software implementation planning.

2. Discussion of the UDO Amendments – Heavy Industrial (HI) Zoning District, Standards and Requirements Related to Data Center Developments, and Establishment of Procedures and Requirements Related to Developments of Impact

Council and staff reviewed proposed UDO amendments related to data centers in the proposed heavy industrial zoning district. Discussion focused on setbacks, buffers, environmental protections, noise standards, infrastructure requirements, construction plans, expansion controls, reporting requirements, decommissioning procedures, inspection standards, and fee structures. Staff presented Draft 5 revisions and identified areas requiring additional clarification before public review. The group generally supported aligning regulations with existing UDO provisions and state requirements while utilizing development agreements to address project-specific obligations and enforcement measures.

Discussion included potential setback and buffer requirements adjacent to residential, institutional, and environmentally sensitive areas; noise monitoring and reporting standards; infrastructure funding and financial guarantees; haul route coordination; environmental reporting; and long-term decommissioning requirements. Council also discussed updates to the Comprehensive Plan to better define heavy industrial development criteria and strengthen future land-use decisions.

Staff was directed to refine ordinance language regarding setback measurements, environmental buffers, noise standards, infrastructure guarantees, reporting requirements, decommissioning assurances, inspection and fee structures, and heavy industrial zoning policies. Staff will prepare Draft 5 for public review and coordinate the public hearing, ordinance readings, and moratorium extension process.

ADJOURNMENT

Mayor Ayers adjourned the Work Session Meeting at 9:25 pm.

Respectfully,

LeAnn Lehigh
City Clerk