



City of Hogansville
City Council
Regular Meeting Agenda

Monday, November 3, 2025 – 7:00 pm

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

Mayor: Jake Ayers	2025	City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2025	Assistant City Manager: Oasis Nichols
Council Post 2: Jason Baswell	2025	City Attorney: Alex Dixon
Council Post 3: Mandy Neese *	2027	Chief of Police: Jeffrey Sheppard
Council Post 4: Mark Ayers	2027	City Clerk: LeAnn Lehigh
Council Post 5: Kandis Strickland	2027	* 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 November 3, 2025
2. Approval of Minutes: Work Session Meeting October 20, 2025
3. Approval of Minutes: Public Hearing & Regular Meeting October 20, 2025

NEW BUSINESS

1. Resolution – ECG Voting Delegate
2. Non-Profit Funding Policy

CITY MANAGER’S REPORT

ASSISTANT CITY MANAGER’S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

1. Council Member Strickland
2. Council Member Ayers
3. Council Member Neese
4. Council Member Baswell
5. Council Member Taylor

MAYOR’S REPORT

EXECUTIVE SESSION

ADJOURN

Upcoming Dates & Events

- November 17, 2025 – Regular Meeting of the Mayor and Council at Hogansville City Hall
- November 18, 2025 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- November 20, 2025 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- November 25, 2025 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
- November 27 & 28, 2025 – City Offices Closed for Thanksgiving Holiday
- December 1, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- December 6, 2025 – 6:00 pm | Hogansville Christmas Parade “A Fairytale Christmas”

The Royal Theater Happenings September 2025

- Friday, November 7, 2025 – 7:00 pm | MOVIE: The Color Purple
 - Saturday, November 8, 2025 – 4:00 pm | **FREE** MOVIE: Kung Fu Panda
 - Saturday, November 8, 2025 – 7:00 pm | MOVIE: Gone with the Wind
 - Friday, November 14, 2025 – 7:00 pm | MOVIE: Transformers
 - Saturday, November 15, 2025 – 7:00 pm | MOVIE: The Good, the Bad and the Ugly
 - **Thursday, November 20, 2025 – 7:30 pm | LIVE EVENT: The SteelDrivers**
 - Friday, November 21, 2025 – 7:00 pm | MOVIE: Rudy
 - Saturday, November 22, 2025 – 7:00 pm | MOVIE: Footloose
 - Friday, November 28, 2025 – 7:00 pm | MOVIE: The Goonies
 - Saturday, November 29, 2025 – 7:00 pm | MOVIE: Madea’s Family Reunion
- [Purchase tickets online 1937royaltheater.org](https://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

Work Session Meeting

October 20, 2025

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

ORDER OF BUSINESS

1. Royal Theater Needs

As the theater nears its one-year anniversary, five key needs have been identified to improve operations and safety. The decision was made to approve the top four priority items, totaling approximately \$31,000. The total remaining EDA construction funds available for these projects amount to \$31,359. Safety items were identified as a top priority.

The four approved priority items are:

- a. **Safety Railings:** A safety concern exists due to a lack of hand railings on the concrete ramps at the rear of the building and in a 12-foot section overlooking the stairs from the balcony. The low bid to install approximately 90 feet of required railing is \$6,712.
- b. **Wireless Communication System:** A wireless communication system is needed to coordinate between the front of house, back of house, the booth, and green room during productions. An 8-channel system has been identified that would be sufficient for any size production. The total cost for the complete system is \$6,999. This price was compared against other bids of \$7,500 and \$11,400.
- c. **Green Room Kitchenette:** The green room currently uses a plastic table and refrigerator for artist hospitality, which is insufficient. The proposal is to remove a non-load-bearing header to create a kitchenette area with L-shaped cabinetry and potentially a dry sink. This includes knocking out 16 inches of block and installing new electrical for a refrigerator. The cost for this renovation is \$5,200.
- d. **Additional Display Cases:** The two existing display cases at the front of the theater have been very effective, and there is a desire to add two more. The cost for two additional display cases is \$7,824.

An LED wall was proposed as a fifth upgrade to enhance the theater experience, as many artists now ask if the venue has one. The proposed screen size is 9 feet tall by 22 feet wide. It would be "dead hung" to allow performers to cross over behind it. The electrical infrastructure is already in place to support the wall. Prices for LED walls were discussed, with some quotes as high as \$58,000. After funding the four priority items, only about \$4,000 would remain from the construction fund. Potential funding sources discussed include using the city equipment fund and then actively pursuing sponsorships and donations to reimburse the city. There was reluctance to commit funds that are not currently available. Other projects, like a projector upgrade, will be deferred.

2. Construction Agreement – Amazon

The city is creating an agreement with Amazon to formalize funding for amended roundabouts required for their new facility. This is necessary because GDOT, which is managing the construction, will only contract directly with the city, not with a developer like Amazon. The agreement outlines the financial contributions from Amazon. \$500,000 is already in an escrow account for design work. An additional \$1.9 million and change will be provided for the remainder of construction. The plan is to secure the funds from Amazon before executing the agreement with GDOT. Amazon is expected

to provide the money in November 2025. Once the funds are in escrow, the city will execute the GDOT agreement, which has a 30-day provision for the city to submit the payment.

3. *Non-Profit Funding Policy*

A new policy has been drafted to create a formal process for non-profit funding requests, including reporting requirements. The council agreed to strike the item from the current meeting's agenda and move it to the next work session to allow members more time for review. Key elements of the proposed policy were discussed:

- a. An application deadline of April 1st is included to align with the city's budget planning process.
- b. A funding cap of \$25,000 was intended to be in the policy but was accidentally removed; there is consensus to re-include a cap. Discussion occurred around whether the cap should be a fixed amount or a percentage of the applicant's budget.

The group agreed on the need to distinguish between large, annual non-profit funding and smaller, one-time donations for community or school initiatives. The policy will be updated to separate these two types of requests and Council agreed to table this item at the Regular Meeting tonight and act on it at the next meeting on November 3.

4. *Meriwether County Amended Gas Agreement*

Two separate natural gas items were discussed.

a. Countywide Safety Plan Amendment

An amendment to the countywide safety plan is required because the City of LaGrange is supplying gas to a Milliken plant located in AGL territory. While Hogansville is a party to the countywide plan and must agree to the change, the amendment does not affect Hogansville's territory or operations. A future effort will be undertaken by all parties to formally assign unassigned gas territories between LaGrange and Hogansville.

b. Amended Agreement with Meriwether County

The city plans to file an agreement with the Public Service Commission (PSC) to resolve longstanding issues from a 2008 agreement. The primary goals are to formally establish Hogansville's ownership of the gas line within city limits and to confirm the official meter location at the county line. A previous amendment proposed in 2018 to delineate ownership was never finalized. The council agreed to place this item on the agenda for action to move forward with the PSC filing.

ADDITIONAL DISCUSSION:

The council discussed the final draft of the city's comprehensive plan, which serves as a 20-year roadmap for future projects and development. The plan has been reviewed and approved by the DCA and Three Rivers Regional Commission, with the DCA only requesting clarification on anticipated project costs. The deadline for adoption is October 31, 2025. The plan will be reviewed every five years, allowing for amendments and updates as the city's needs change. The council agreed to add a resolution to adopt the plan to the current meeting's agenda to meet the deadline.

Mayor Ayers adjourned the Work Session at 6:33 pm.

Respectfully,



LeAnn Lehigh
City Clerk



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

PUBLIC HEARING – October 20, 2025 - 7:00 pm

Public Hearing – Millage Rate

Mayor Ayers called the Public Hearing to order at 7:00 pm to hear citizen comments on the 2025 Millage Rate. There were no public comments, and the Public Hearing was adjourned at 7:00 pm.

Regular Meeting

October 20, 2025

Mayor Jake Ayers called the Regular Meeting to order at 7:01 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 Captain Jack Hollis, and City Clerk LeAnn Lehigh. Police Chief Jeff Sheppard was not present at tonight's meeting.

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

CONSENT AGENDA

Motion: Council Member Taylor moved to amend the agenda, striking Item #6 under New Business, adding a Resolution for the Comp Plan Adoption under New Business, and adding an Executive Session. The motion was seconded by Council Member Neese.

Motion Carries 5-0

Motion: Council Member Taylor moved to approve the Consent Agenda. The motion was seconded by Council Member Neese.

Motion Carries 5-0

CITIZEN APPEARANCE

1. Toni Teagle to Discuss NAMI

Toni Teagle introduced "Echo of Hope Collective," a peer-led mental health and substance abuse support initiative for Hogansville and surrounding communities, with partnerships with NAMI Georgia, Georgia Parent Support Group, and others; programs include free support groups, wellness programs, education, stigma reduction, and resource sharing (988.org). She is requesting use of city facilities for free groups/events; visibility via city newsletter/social media; partnerships with schools and faith leaders. Council expressed appreciation and interest in future partnership.

2. Frederick Manley to Discuss GYIP Funding

Frederick Manley referenced prior meeting (July 3) and concerns about youth program and nonprofit funding. He suggested an independent review board to recommend nonprofit funding; tiered nonprofit mapping; noted charter-based recusal requirements. Mayor Ayers noted that a nonprofit funding policy was discussed in the work session and was deferred for review, likely action at the next meeting.

PRESENTATIONS

1. Employee Recognition – Marcus Rakestraw – 10 Years of Service

Captain Hollis recognized Lt. Marcus Rakestraw on his 10 years of service with the City of Hogansville Police Department.

2. Introduction of New Police Officers

Captain Hollis introduced the City's new Code Enforcement Officer, Jordyn Barnett and new Police Officers Justin Hendrix & Stephen Arndt.

NEW BUSINESS

1. Ordinance - 2nd Reading and Adoption – Commercial Solicitation Repeal

Motion: Council Member Neese moved to adopt the ordinance that would repeal chapter 54, article 3, Sections 54-50 through 54-54 of the commercial solicitation ordinance. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 5-0

2. Proclamation – Red Ribbon Week

City Manager Lisa Kelly read the Proclamation that proclaims October 23-31 as Red Ribbon Week at the request of Twin Cedars Youth and Family Services. No action was needed.

3. Millage Rate Adoption

Motion: Council Member Taylor moved to adopt the millage rate that remains the same at 7.95 mills. The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 5-0

4. Construction Agreement - Amazon

Motion: Council Member Neese moved to approve the Construction Agreement with Amazon, contingent on developer fully funding escrow and transfer to GDOT. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

5. Royal Theater Needs

Motion: Council Member Neese moved to approve the purchase of items 1-4 on the request of needs for the Royal Theater in the amount of \$26,735, using remaining Royal Theater construction funds. The motion was seconded by Council Member Ayers.

Discussion: Approved items: safety railings (\$6,712), communications system (\$6,999), green room kitchenette build-out (\$5,200), two illuminated display cases (\$7,824).

Motion Carries 5-0

ITEM NUMBER 6 WAS STRICKEN FROM THE AGENDA

7. Meriwether County Amended Gas Agreement

Motion: Council Member Taylor moved to approve the amended gas agreement with Meriwether County and City of Manchester. The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 5-0

8. Resolution - Comp Plan Adoption

Motion: Council Member Neese moved to approve the Resolution adopting the 2025-2045 Comprehensive Plan. The motion was seconded by Council Member Strickland.

Discussion: None

Motion Carries 5-0

EXECUTIVE SESSION

Motion: Council Member Strickland moved to enter into Executive Session under the Litigation Exemption at 8:21 pm. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

EXECUTIVE SESSION WAS RECONVENED AT 8:52 PM.

ADJOURNMENT

On a motion made by Council Member Taylor and duly seconded, Mayor Ayers adjourned the meeting at 8:53 pm.

Respectfully,

A handwritten signature in black ink, appearing to read 'LeAnn Lehigh', written in a cursive style.

LeAnn Lehigh
City Clerk



Resolution

BE IT RESOLVED by the **City of Hogansville** that the Mayor is hereby appointed as authorized official of the Participant with full power and authority to communicate the decisions of the Participant to Electric Cities of Georgia, Inc. ("ECG"), including, but not limited to, completing service confirmation forms, nomination forms for the Board of Directors of ECG and submitting ballots for the election of the Board of Directors of ECG. In addition, the City Manager is hereby appointed as the alternate Authorized Official with the same full power and authority of the Authorized Official to the extent that it is convenient for the Participant to make such communications to ECG through the Alternate.

BE IT FURTHER RESOLVED this appointment will have full force and effect until such time as the City Council of the City of Hogansville acts to replace one or more of its appointees.

Authorized Official: **Mayor**

Alternate: **City Manager**

This 3rd day of November, 2025.

City of Hogansville, Georgia

Mayor Jacob A. Ayers

ATTEST:

City Clerk LeAnn Lehigh

[SEAL]



Proposed Regulations for Nonprofit Funding Requests

City of Hogansville

Purpose

To ensure that City funds are distributed responsibly, equitably, and transparently, the City Council of Hogansville establishes the following guidelines for nonprofit organizations seeking financial support.

1. Eligibility Requirements

Nonprofit organizations must meet the following criteria to be eligible for funding consideration:

- 1.1 Must submit the Funding Request Form / Application by April first.
- 1.2 Must be a registered 501(c)(3) or equivalent nonprofit recognized by the IRS and in good standing with the Georgia Secretary of State.
- 1.3 Must have been in operation for at least 2 consecutive years prior to the funding request.

1.4 Must provide programs or services that directly benefit Hogansville residents in areas such as community development, education, arts & culture, youth programs, senior services, public health, or economic vitality.

1.5 Must demonstrate that requested funds will **not** be used for personal expenses, political activity, lobbying, or religious proselytizing.

2. Application Requirements

Organizations must submit a formal application including:

2.1 A completed funding request form (provided by the City).

2.2 A description of the organization's mission, history, and service area.

2.3 A detailed budget for the proposed use of City funds, including other confirmed sources of funding.

2.4 The organization's most recent audited financial statement or IRS Form 990.

2.5 Proof of active Board of Directors with bylaws or governance policies.

2.6 Demonstration of measurable outcomes or community impact from past or proposed programs.

2.7 Proof of a separate organizational bank account registered under the nonprofit's 501(c)(3), not a personal account.

2.8 Submission of the most recent 3 months of bank statements demonstrating that:

- The organization has existing funds in the account;
 - City funds are not being requested to open/start a new program from scratch; and
 - The City's contribution will not serve as the sole source of income for the program, but rather as supplemental support.
-

3. Evaluation Criteria

City Council will evaluate applications based on the following:

3.1 Alignment with the City of Hogansville's strategic goals, community priorities, Master Plan, and Comprehensive Plan.

3.2 The number of Hogansville residents served or impacted.

3.3 Financial stability and ability to demonstrate responsible stewardship of funds.

3.4 Evidence of collaboration with other agencies, nonprofits, or city initiatives.

3.5 The organization's track record of success and capacity to deliver measurable outcomes.

4. Funding Conditions

4.1 City funds must only be used for the specific program/project described in the application.

4.2 Organizations must sign a funding agreement outlining expectations, reporting requirements, and compliance conditions.

4.3 Any funds not expended within the approved time frame must be returned to the City.

4.4 The City reserves the right to audit or review the nonprofit's bank account activity related to City-funded programs at any time.

4.5 Organizations must demonstrate that the City is not the sole financial backer of the program, and that other funding sources exist.

5. Reporting & Accountability

5.1 Organizations receiving funds must provide both:

- A written report submitted to the City Manager's Office; and
- A public presentation before the Mayor and City Council at a scheduled Council meeting (Contact the City Clerk to schedule which City Council meeting the presentation should be presented at and to be placed on the meeting agenda.) detailing:
 - How funds were used
 - Number of Hogansville residents served
 - Outcomes or measurable results from the funding

5.2 Presentations must be completed within 90 days of expenditure unless otherwise approved by City Council.

5.3 If City Council formally requests an audit, report, or supporting documentation, the organization must provide the requested materials no later than the next regularly scheduled City Council meeting.

5.4 Future funding requests may be denied if reporting, presentation, or audit requirements are not met.

6. Funding Limitations

6.1 Funding requests must not exceed a maximum cap of \$25,000.00 or no more than 25% of the organization budget. (This provision shall be subject to review and adjustment by the City Council as deemed necessary.)

6.2 An organization may only receive funding once per fiscal year unless otherwise approved by Council.

6.3 City Council reserves the right to deny any request at its discretion, even if eligibility requirements are met.

7. Legal Compliance & Penalties

7.1 Truthful Representation Requirement

All information submitted in the funding application, supporting documents, and reporting materials must be complete, accurate, and truthful. Any misrepresentation, falsification, or omission of material facts constitutes grounds for denial, suspension, or revocation of funding and may trigger legal action.

7.2 Use of Funds

City funds must be used only for the specific program or project approved by City Council.

Misuse of funds including diversion to unauthorized activities, personal use, political activity, lobbying, or religious proselytizing constitutes a violation of the funding agreement and may result in:

- Immediate repayment of funds to the City of Hogansville;
- Ineligibility for future funding for a period determined by City Council;
- Referral to law enforcement or legal counsel for potential civil or criminal liability.

7.3 Audit & Investigation

The City reserves the right to audit, investigate, or review any organization receiving funds at any time. Organizations are required to cooperate fully with such audits, provide

documentation promptly (Prior to the next public City Council meeting date), and allow access to review financial records as requested. Failure to comply may result in the remedies listed in Section 7.2.

7.4 Legal Consequences

Organizations that provide false information or misappropriate City funds may be subject to:

- Civil penalties, including repayment with interest;
- Criminal prosecution under Georgia law for fraud, forgery, theft, or misappropriation of public funds; and
- Other remedies available under law or equity as determined by the City Attorney.



Nonprofit Funding Request Form

Instructions:

Please complete this form in its entirety and attach all required documentation. Incomplete applications will not be considered. Submit this form to the City Manager's Office by the deadline set for funding requests. **Deadline for all requests is April first.**

Section 1: Organization Information

- Organization Name: _____
- IRS 501(c)(3) EIN Number: _____
- Date Established: _____
- Mailing Address: _____
- Primary Contact Person & Title: _____
- Phone Number: _____
- Email Address: _____
- Website: _____

Section 2: Eligibility Verification

(Check each box to confirm compliance)

- ☐ Organization is a registered 501(c)(3) in good standing with the IRS and Georgia Secretary of State
 - ☐ Organization has been operating for at least 2 consecutive years
 - ☐ Organization has an active Board of Directors with bylaws/governance policies
 - ☐ Organization maintains a separate nonprofit bank account (not a personal account)
 - ☐ Organization's programs/services directly benefit Hogansville residents
-

Section 3: Funding Request

- Amount Requested: \$ _____
 - Program/Project Title: _____
 - Program/Project Description (attach additional sheets if needed):
-

- Start & End Date of Program/Project: _____
 - Total Program/Project Budget: \$ _____
 - Other Confirmed Funding Sources (list amounts & sources):
-

- Percentage of Budget Requested from City: _____ %
-

Section 4: Required Attachments

- ☐ Program/Project budget (detailed line-item)
- ☐ Last 3 months of nonprofit bank statements (showing funds on hand)

- ☐ Most recent IRS Form 990 or audited financial statement
- ☐ Copy of bylaws and list of current Board of Directors
- ☐ Documentation of measurable past outcomes or projected results

Section 5: Anticipated Community Impact

- Estimated number of Hogansville residents served: _____
- Describe how the program supports the City's strategic goals/community priorities:

- Expected measurable outcomes/results:

Section 6: Accountability & Reporting Agreement

By signing below, the organization agrees to the following:

1. Funds will be used only for the approved purpose outlined in this application.
2. The organization will provide a written report and a public presentation before the Mayor and City Council within 90 days of expenditure, showing:
 - How funds were used
 - Number of Hogansville residents served
 - Outcomes and measurable results
3. If City Council requests additional audit/reports, the organization will provide them by the following regularly scheduled City Council meeting.
4. Any unspent funds will be returned to the City of Hogansville.

Authorized Signature (Board Officer): _____

Printed Name & Title: _____

Date: _____

Section 7: Legal Compliance & Penalties

By signing this form, the organization acknowledges and agrees to comply with all applicable City of Hogansville funding rules, and understands the legal obligations as follows:

7.1 Truthful Representation Requirement

All information submitted in this application, supporting documents, and reporting materials must be complete, accurate, and truthful. Any misrepresentation, falsification, or omission of material facts constitutes grounds for denial, suspension, or revocation of funding and may trigger legal action.

7.2 Use of Funds

City funds must be used only for the specific program or project approved by City Council. Misuse of funds—including diversion to unauthorized activities, personal use, political activity, lobbying, or religious proselytizing—constitutes a violation of the funding agreement and may result in:

- Immediate repayment of funds to the City of Hogansville;
- Ineligibility for future funding for a period determined by City Council;
- Referral to law enforcement or legal counsel for potential civil or criminal liability.

7.3 Audit & Investigation

The City reserves the right to audit, investigate, or review any organization receiving funds at any time. Organizations are required to cooperate fully, provide documentation promptly (prior to the next public City Council meeting), and allow access to financial records as requested. Failure to comply may result in the remedies listed in Section 7.2.

7.4 Legal Consequences

Organizations that knowingly provide false information or misappropriate City funds may be subject to:

- Civil penalties, including repayment with interest;
- Criminal prosecution under Georgia law for fraud, theft, or misappropriation of public funds;
- Other remedies available under law or equity as determined by the City Attorney.

Authorized Signature (Board Officer Acknowledging Section 7):

Printed Name & Title: _____

Date: _____

Section 8: Notary Acknowledgment

State of Georgia

County of _____

On this ____ day of _____, _____, before me, the undersigned
Notary Public, personally appeared:

Name of Authorized Signer: _____

who is personally known to me or has produced _____
as identification, and who executed the foregoing instrument on behalf of the organization
and acknowledged to me that they are authorized to do so and that the statements
contained herein are true and correct to the best of their knowledge.

Notary Public Signature: _____

Printed Name of Notary: _____

My Commission Expires: _____

(Seal)