



City of Hogansville
City Council
Public Hearing & Regular Meeting Agenda
Monday, April 21, 2025 – 7:00 pm

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

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| 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 |

Public Hearing – 7:00 pm

A Public Hearing to Hear Citizen Comments on the Annexation, Rezoning, and Map Amendment for Chisel Mill Development.

Regular Meeting – Immediately Following Public Hearing

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 April 21, 2025
2. Approval of Minutes: Work Session April 7, 2025
3. Approval of Minutes: Regular Meeting April 7, 2025

Citizen Appearances

1. Mike Johnson to Discuss Transparency

Old Business

1. Ordinance – 1st Reading – UDO Amendments
2. Board Appointments – Downtown Development Authority

New Business

1. Ordinance – 1st Reading – Annexation - Chisel Mill Development
2. Ordinance – 1st Reading – Rezoning and Map Amendment - Chisel Mill Development
3. Resolution – Georgia Cities Week 2025
4. Development Agreement – Project Hummingbird
5. Board Appointments – Discussion Only

City Manager's Report

Assistant City Manager's Report

Chief of Police Report

Council Member Reports

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

Mayor's Report

Executive Session

1. Real Estate Exemption
2. Personnel Exemption

Adjourn

Upcoming Dates & Events – April 2025

- April 22, 2025 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
- April 17, 2025 – 6:00 pm | Annual Police Department Easter Egg Hunt at Hogansville Elementary School
- April 19 – 26, 2025 | Georgia Cities Week
- April 19, 2025 – 10am – 1pm | Community Clean Up, Shred, and Tire Amnesty at Calvin Hipp Park
- April 26, 2025 – 10am – 2pm | Touch-A-Truck and the Annual Celebrate Recovery Car & Bike Show – Downtown Hogansville
- May 5, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall

The Royal Theater Happenings – April 2025

- Friday, April 25, 2025 – 7:00 pm – MOVIE: Grease
- Saturday, April 26, 2025 – 7:30 pm – LIVE EVENT: Motor City Revue (Motown Tribute)
Purchase tickets online 1937royaltheater.org or call the box office 706-955-4870

Meeting to be held at Hogansville City Hall, 111 High Street, Hogansville Ga. 30230



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Public Hearing

April 21, 2025

Mayor Jake Ayers called the Public Hearing to order at 7:00pm to hear Citizen Comments on the Annexation, Rezoning, and Map Amendment for Chisel Mill Development.

Melissa Griffis with Horne & Griffis spoke about the Chisel Mill Development's request to annex 21.17 acres of Bass Cross Road into the City and rezone to CR-MR. The 21.17 acres are currently being planned for 85 single-family residential homes.

There were no citizen comments, and the Public Hearing was adjourned at 7:04pm.

Regular Meeting

April 21, 2025

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:04 pm. 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 Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. City Manager Lisa Kelly was not present at tonight's meeting.

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

Consent Agenda

Motion: Council Member Strickland moved to approve the consent agenda. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

Citizen Appearance

1. Mike Johnson to Discuss Transparency

Mike Johnson addressed the Council again stressing the importance of transparency and trust in local government. Mr. Johnson has concerns regarding his open record requests and feels that he is not getting all the records he has asked for in the timeframe he deems appropriate.

Mr. Johnson also addressed the fees charged on permits and he does not believe the charges for permitting fees are fair across the board. He feels some properties are not charged the same fees as others for the same work. He said he would again request to address Council at the next meeting on May 5, 2025.

Old Business

1. Ordinance – 1st Reading – UDO Amendments

City Attorney Alex Dixon read the 1st reading of the Ordinance to amend the UDO and stated that he will modify the language in section 30 for preliminary and final plat reviews as discussed in the previous Work Session meeting. No action was taken at tonight's Regular meeting. This item will be on the Regular Meeting agenda for action on May 5, 2025.

2. Board Appointments – Downtown Development Authority

Council Member Neese moved to appoint Tiffany Pace and Tamara Manross. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

New Business

1. Ordinance – 1st Reading – Annexation – Chisel Mill Development

City Attorney Alex Dixon read the 1st reading of the Ordinance for the Annexation of the Chisel Mill Development into the City of Hogansville. No action was taken at tonight's Regular meeting. This item will be on the Regular Meeting agenda for 2nd Reading & Adoption on May 19, 2025.

2. Ordinance – 1st Reading – Rezoning and Map Amendment – Chisel Mill Development

City Attorney Alex Dixon read the 1st reading of the Ordinance to rezone and amended the map of the 21.17 acre proposed Chisel Mill Development on Bass Cross Road, rezoning to CR-MR. No action was taken at tonight's Regular meeting. This item will be on the Regular Meeting agenda for 2nd Reading & Adoption on May 19, 2025.

3. Resolution – Georgia Cities Week 2025

Mayor Ayers read the Resolution naming April 20-26, 2025, as Georgia Cities Week. There was no Council action on this matter.

4. Development Agreement – Project Hummingbird

Council Member Neese moved to approve the Development Agreement for Project Hummingbird that covers road and traffic improvements pending final GDOT language and design confirmation. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

5. Board Appointments – Discussion Only

Council received the applications for appointments to the Planning & Zoning Commission and Park & Recreation Board for review. No action was taken at tonight's meeting. These Board Appointments will be on the next Council Meeting Agenda for action on 5/5/25.

Executive Session

Motion: Council Member Neese moved to go into Executive Session under the Real Estate Exemption and Personnel Exemption at 7:43 pm. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

The Regular Meeting was reconvened at 9:10pm.

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 9:11pm.

Respectfully,


LeAnn Lehigh

City Clerk