



City of Hogansville
City Council
Regular Meeting Agenda

Tuesday, January 20, 2026 – 7:00 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

REGULAR MEETING – 7:00 pm

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

CITY COUNCIL SWEARING IN CEREMONY

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 20, 2026
2. Approval of Minutes: Regular Meeting January 5, 2026

PRESENTATION

1. Employee Service Award – Titus Roberson – 5 Year Anniversary

CITIZEN APPEARANCE

1. Albert Prado to Discuss Non-Disclosure Agreements

NEW BUSINESS

1. Draft Development Agreement for Martins Meadows, Parcel No. 0213D000038, 0213D000035, Applicant: Sawgrass Development
2. Hillstar Cottages Preliminary Plat Application, Parcel No. 0200000048G, 0200000048F 0200000048E, 0200000048D, 0200000048C Owner: Chisel Mill Design and Build LLC
3. Shallow Creek Phase 2 & 3 Final Plat Application, Parcel No. 0244D010013, Owner: Shallow Creek Hogansville LLC

CITY MANAGER’S REPORT

ASSISTANT CITY MANAGER’S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

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

MAYOR’S REPORT

ADJOURN

Upcoming Dates & Events

- *January 27, 2026 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall*
- *February 2, 2026 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall*
- *February 19, 2026 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall*
- *February 24, 2026 – Meeting of the Downtown Development Authority at Hogansville City Hall*

The Royal Theater Happenings

- *Saturday, January 24, 2026 – 7:30 pm | LIVE EVENT: The Blind Boys of Alabama*
 - *Friday, January 30, 2026 – 7:00 pm | MOVIE: Dr. Strangelove*
 - *Saturday, January 31, 2026 – 5:00 pm | LIVE EVENT: Grief, Grudges, and Guilt*
 - *Friday, February 6, 2026 – 7:00pm pm | MOVIE: Whitney Houston: I want to dance with somebody*
 - *Saturday, February 7, 2026 – 5:00pm pm | MOVIE: A Minecraft Movie*
- Purchase tickets online 1937royaltheater.org or call the box office 706-955-4870*

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

REGULAR MEETING

January 20, 2026

Mayor Pro-Tem Mandy Neese called the Regular Meeting to order at 7:01 pm. Present were Mayor Pro-Tem Neese, Council Member Michael Taylor, Council Member Jason Baswell, 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 Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Mayor Jake Ayers was not present at tonight's meeting.

City Attorney Alex Dixon administered the oath of office to Council Members Michael Taylor and Jason Baswell.

Council Member Ayers gave the invocation, and Mayor Pro-Tem Neese led the Pledge of Allegiance.

CONSENT AGENDA

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

Motion Carries 5-0

PRESENTATIONS

1. Employee Service Award – Titus Roberson – 5 Year Anniversary

Titus Roberson was unable to attend the meeting tonight, so the presentation will be moved to the next meeting agenda.

CITIZEN APPEARANCE

1. Albert Prado to Discuss Non-Disclosure Agreements

Albert Prado (700 East Main Street) addressed Council regarding the urgency of adopting code amendments to regulate data centers, citing the current lack of protections. He requested consideration of a moratorium and referenced actions taken by the City of LaGrange and Troup County. Mr. Prado also expressed concerns related to non-disclosure agreements associated with data center projects and submitted an open records request to the City Manager related to the data center.

No action was taken by Council at this time.

NEW BUSINESS

1. Draft Development Agreement for Martin's Meadows

Motion: Council Member Baswell moved to approve the Development Agreement with Martin's Meadows. The motion was seconded by Council Member Ayers.

Discussion: The Development Agreement provides that the City will upsize the sewer line beyond eight inches to accommodate future flow. The estimated cost of \$265,000 will be recovered over time through future water and sewer connection fees. The agreement also includes a \$2,350 water and sewer connection fee for the developer if natural gas utilities are installed with a minimum of two natural gas appliances per home, excluding gas logs.

Motion Carries 5-0

2. Hillstar Cottages Preliminary Plat Application

Motion: Council Member Ayers moved to table the preliminary plat application from Chisel Mill Design for the proposed Hillstar Cottages to give Council time for additional review. The motion was seconded by Council Member Baswell.

Discussion: Council discussed concerns regarding increased unit density, reduced yard and garage space, reliance on street parking, long-term maintenance considerations, and overall market fit. Council requested additional research and further consideration of limited private outdoor space.

Council directed staff and the applicant to return with additional information for further consideration.

Motion Carries 5-0

3. Shallow Creek Phase 2 & 3 Final Plat Application

Motion: Council Member Ayers moved to approve the final plat for Shallow Creek Phases 2 and 3, with the condition that all outstanding punch list items and requested water and sewer mapping revisions identified by Turnipseed Engineers be completed prior to recordation of the final plat. The motion was seconded by Council Member Taylor.

Discussion: None

Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Baswell and duly seconded, Mayor Pro-Tem Neese adjourned the meeting at 7:58 pm.

Respectfully,



LeAnn Lehigh
City Clerk

OATH OF OFFICE

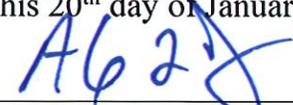
“I do solemnly swear that I will well and truly perform the duties of Council Member of the City of Hogansville and that I will support and defend the Charter thereof as well as the Constitution and laws of the State of Georgia and of the United States of America.”

Moreover, I swear to the following:

- 1) That I am not the holder of any unaccounted for public money due this state or any political subdivision or authority thereof;
- 2) That I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which by the laws of the State of Georgia prohibit my holding this office;
- 3) That I am otherwise qualified to hold said office according to the Constitution of the laws of Georgia;
- 4) That I will support the Constitution of the United States and of this state; and
- 5) That I have been a resident of the jurisdiction in which I was elected for the time required by the laws of this state.


MICHAEL TAYLOR, JR.

Sworn to and administered to me
this 20th day of January, 2026.


ALEX L. DIXON
City Attorney

OATH OF OFFICE

“I do solemnly swear that I will well and truly perform the duties of Council Member of the City of Hogansville and that I will support and defend the Charter thereof as well as the Constitution and laws of the State of Georgia and of the United States of America.”

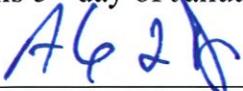
Moreover, I swear to the following:

- 1) That I am not the holder of any unaccounted for public money due this state or any political subdivision or authority thereof;
- 2) That I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which by the laws of the State of Georgia prohibit my holding this office;
- 3) That I am otherwise qualified to hold said office according to the Constitution of the laws of Georgia;
- 4) That I will support the Constitution of the United States and of this state; and
- 5) That I have been a resident of the jurisdiction in which I was elected for the time required by the laws of this state.



JASON BASWELL

Sworn to and administered to me
this 5th day of January, 2026.



ALEX L. DIXON
City Attorney

OATH OF OFFICE

“I do solemnly swear or affirm that I will support the Constitution of the United States, the Constitution of the State of Georgia, the charter and ordinances of the City of Hogansville, Georgia; and that I will to the best of my ability, faithfully perform the duties of the Office of Mayor during my continuance therein, so help me God.”

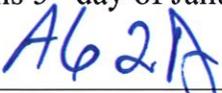
Moreover, I swear to the following:

- 1) That I am not the holder of any unaccounted for public money due this state or any political subdivision or authority thereof;
- 2) That I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which by the laws of the State of Georgia prohibit my holding this office;
- 3) That I am otherwise qualified to hold said office according to the Constitution of the laws of Georgia;
- 4) That I will support the Constitution of the United States and of this state; and
- 5) That I have been a resident of the jurisdiction in which I was elected for the time required by the laws of this state.



JAKE AYERS

Sworn to and administered to me
this 5th day of January, 2026.


ALEX L. DIXON
City Attorney



Oath of Office

“I, **Mandy Louise Neese**, do solemnly swear that I will well and truly perform the duties of Council Member of the City of Hogansville and that I will support and defend the Charter, thereof, as well as the Constitution of the Laws of the State of Georgia and of the United States of America.”

Moreover, I swear to the following:

1. That I am not the holder of any unaccounted-for public money due this state or any political subdivision or authority thereof;
2. That I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which by the laws of the State of Georgia prohibit my holding this office;
3. That I am otherwise qualified to hold said office according to the Constitution of the laws of Georgia;
4. That I will support the Constitution of the United States and of this State; and
5. That I have been a resident of the jurisdiction in which I was elected for the time required by the laws of this State.

Mandy Louise Neese

Sworn to and administered to me this 2nd
Day of January, 2024

Alex L. Dixon
City Attorney



Oath of Office

“I, **Mark Phillips Ayers**, do solemnly swear that I will well and truly perform the duties of Council Member of the City of Hogansville and that I will support and defend the Charter, thereof, as well as the Constitution of the Laws of the State of Georgia and of the United States of America.”

Moreover, I swear to the following:

1. That I am not the holder of any unaccounted-for public money due this state or any political subdivision or authority thereof;
2. That I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which by the laws of the State of Georgia prohibit my holding this office;
3. That I am otherwise qualified to hold said office according to the Constitution of the laws of Georgia;
4. That I will support the Constitution of the United States and of this State; and
5. That I have been a resident of the jurisdiction in which I was elected for the time required by the laws of this State.

Mark Phillips Ayers

Sworn to and administered to me this 2nd
Day of January, 2024

Alex L. Dixon
City Attorney