



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, May 5, 2025 – 6:00 pm

Meeting will be held at Hogansville City Hall

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

WORK SESSION – 6:00 pm

ORDER OF BUSINESS

1. Anticipated Millage Rate
2. Stone Street Ditch Repairs Discussion
3. Project Hummingbird – Preliminary Plat

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

**Work Session Meeting
May 5, 2025**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:02pm. 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 Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Mark Ayers was not present at tonight's work session meeting.

Order of Business

1. Anticipated Millage Rate

- The county annually issues an anticipated tax bill based on the Preliminary Tax Digest, which precedes any city action on the millage rate.
- House Bill 92 requires local governments to provide an anticipated millage rate to the county, enabling the tax commissioner to send accurate assessment notices and minimize surprises for taxpayers.
- The city's millage rate has remained unchanged for 23 consecutive years, with no increases or rollbacks during this period.
- House Bill 581 (the Save Homes Act) was passed last year and limits the frequency and amount of property reassessments, tying increases to the cost-of-living adjustment rather than market fluctuations, to protect long-term homeowners from sudden spikes in property taxes.
- Last year, the city saw approximately a \$100,000 increase in property tax revenue due to residential growth, including new construction, additions, and remodels. This increase does not account for industrial or commercial growth. The additional revenue supports public safety and public works, such as street and sidewalk maintenance, payroll, and general city upkeep.
- The council discussed the Local Option Sales Tax (LOST), noting that while it contributes to city revenue, it is not a primary driver and is budgeted conservatively, with any excess treated as a bonus.
- The overall recommendation is to keep the millage rate constant, using any additional revenue from growth as supplemental funding rather than increasing the rate, especially given economic uncertainties and the desire to avoid burdening residents.
- This item is on the Regular Meeting tonight for Council action.

2. Stone Street Ditch Repairs Discussion

- Stone Street, once recognized as a city street, has not been maintained or officially recognized as such for at least 20 years.
- A significant infrastructure issue exists at the culvert where a state water ditch crosses between Highway 29 and Poplar Street.
- The Environmental Protection Department (EPD) has stated the city is not responsible for repairs since it does not maintain or operate Stone Street as a city street, shifting responsibility to the property owners.
- Initial repair quotes for re-culverting and covering the ditch were around \$65,000, but alternative assessments suggest the work could be completed for approximately \$30,000.
- Property owners have proposed opening the ditch instead of replacing the culvert, which would eliminate the need for city involvement in repairs. However, this raises concerns about maintaining driveway access for My Lady Salon, as opening the ditch could affect business access.

3. Project Hummingbird – Preliminary Plat

- Project Hummingbird has completed all required review processes, including:
 - a. Variance approvals, zoning reviews, and public hearings.

- b. Comprehensive assessments by engineers, the fire marshal, building officials, and civil engineers.
- The finalized development agreement is in place, and the project is one step away from being able to pull a land disturbance permit, pending approval of the preliminary plat.
- The preliminary plat remains unchanged from its original submission and has been reviewed and approved by all relevant parties. The current step is primarily a matter of record-keeping and process finalization.
- The city is working with GDOT to finalize traffic improvement plans, including a roundabout configuration, and an escrow account will be established for related engineering costs as stipulated in the development agreement.
- Once traffic plans are finalized, the land disturbance permit will be issued, allowing site clearing to begin.
- This item is on the Regular Meeting tonight for Council action.

Discussion Not on Agenda:

Elm Street Apartment Progress Report

- Building officials have lifted the stop work order on building one at Elm Street Apartments following significant progress in site preparation and stabilization.
- Efforts have addressed issues with silt dispersal and site stability, bringing the project into compliance with approved plans.
- The project is advancing, with anticipated asphalt paving and subsequent electrical work expected to proceed as weather permits.
- Ongoing monitoring by building officials will ensure continued compliance with regulatory requirements and site preparation standards.

UDO Amendments Ordinance for adoption tonight - Code Section 30 Clarification

- The revision of Section 30 now explicitly applies to commercial properties and addresses issues related to blighted commercial sites.
- City Attorney Alex Dixon clarified that residential property concerns—such as unmaintained grass, vacant lots, or debris—are governed by other sections of the municipal code, not Section 30.
- Council stated that specifying "commercial" in the code is necessary to target intended properties and distinguish commercial blight from residential maintenance issues, ensuring proper enforcement and clarity.

Mayor Ayers adjourned the Work Session at 6:47pm.

Respectfully,



LeAnn Lehigh
City Clerk