



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, June 16, 2025 – 5:30 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 – 5:30 pm

ORDER OF BUSINESS

1. Discussion of Proposed 2025/2026 Budget

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

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June 16, 2025**

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:33pm. Present were Council Member Michael Taylor, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Jason Baswell and Assistant City Manager Oasis Nichols were not present at tonight's meeting.

ORDER OF BUSINESS

1. Discussion of Proposed 2025/2026 Budget

City Manager Lisa Kelly gave an overview of the proposed budget.

AMR Subsidy: Last year's \$425,000 placeholder for the anticipated AMR subsidy (Advanced Life Support paramedics in fire stations) is under review. New information from the county manager indicates a 12–18-month timeline for full ALS paramedic implementation, prompting a recommendation to reduce the placeholder to \$300,000. This maintains readiness for future needs while freeing funds for other budget objectives. Council may later adjust the placeholder via a budget amendment if the actual subsidy requirement changes.

Police Department Payroll and Incentive Adjustments: Two alternate payroll scenarios are under consideration for police personnel:

- Current proposal: Starting wage at \$26 per hour.
- Alternate One: Increase starting wage to \$27 per hour and raise civilian police pay by \$0.50 per hour.
 - Estimated city payroll impact: \$126,090.30 (blue-box summary provided).
- Alternate Two: Further adjustments, with an overall payroll increase of about \$272,517.74.

Discussion points:

- Ensuring competitive compensation to attract and retain police and public safety staff.
- Comparisons with surrounding departments show potential improvement in ranking after adjustments.
- Consideration of tenure bonuses (\$1,000 after three years, \$2,000 after ten years) to aid retention.
- Preference for Alternate Two to make the department competitive in the near term, with the option for future amendments.

Council direction is requested on which alternative to implement, with further analysis planned using detailed spreadsheets. City Manager will have information on receiving preliminary budget digests from Troup County (property taxes) by Wednesday to inform final decisions.

Internal Service Fund and Medical Account Transfers: The inter-fund balance for medical accounts (internal service fund) has been functioning well. A routine \$100,000 transfer from the medical account to the general fund is budgeted to help cover employee raises. This process, in place since 2016/2019, may adjust based on claims and employee health trends.

Capital Projects, Equipment, and Facility Considerations

Discussion on earmarking funds for:

- Sidearms, used or new forklifts.
- New backup generators for City Hall and the maintenance building; generators are not yet available for all facilities.

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- \$150,000 allocated to the street department budget for paving projects, with potential to use as a grant match.
- Parks, recreation, and trails projects:
 - Specific mention of Holland Ware Park improvements.
 - Funding streams to be reassessed and earmarked separately through SPLOST.

Annex Building Utilization and Future Needs: Debate on repurposing or equipping the annex building for council meetings and other functions. Current use includes court services and overflow for council meetings. Staff has concerns about the logistics in shifting operations between buildings. Future planning should address immediate needs and long-term adaptability, including upgrades or reallocation of funds.

SPLOST and Infrastructure Development: SPLOST funds are allocated based on a six-year projection. Revenue estimates and expense allocations (water, sewer, sidewalks, equipment) are divided evenly over six years. Future development fees (tap, review, electric construction) support ongoing city service improvements. Commitment to holding developers responsible for their own utility expenses. Discussion of potential infrastructure projects, including generator quotes for the annex and road improvements alongside anticipated development.

Emergency and Operational Equipment Updates

Side-by-Side Vehicle for EMS: Consideration for acquiring a new side-by-side vehicle:

- Evaluation of a new model versus procuring two vehicles if a different model is available.
- Grant opportunities (e.g., Yamaha) cover outfitting costs, making the purchase more cost-effective.
- Planned modifications include an EMS sled for stretcher/backboard use, addressing increased trail patrol and emergency response needs in developing areas.

Other Equipment and Maintenance Issues

- Wastewater Plant:
 - Two lawnmowers have been in service for over five years; one is significantly worn.

A public hearing is scheduled this evening to present key budget highlights, with a work session planned to further refine proposals on June 25. A Called Meeting is also scheduled for June 25 if Council is ready to adopt the budget. An alternate date of June 30 is proposed if Council does not approve the budget on June 25.

ADDITIONAL DISCUSSION NOT ON AGENDA

Annexation, Rezoning, and Development Agreement Discussion City Manager Lisa Kelly gave an overview of the proposed annexation and rezoning project for a property currently zoned general industrial by the county. The intent is to negotiate conditions aligning the property with city standards.

- Key conditions: Establish a development agreement (covering water, sewer, and natural gas infrastructure) before issuing any Land Disturbance Permit (LDP).
- Additional stipulations:
 - Road improvements on Emmaus Church Road, Sims Road, and at Sims 54, with DOT input required.
 - Establish buffers and safeguards to protect neighboring landowners.

Mayor Ayers adjourned the Work Session at 6:35pm.

Respectfully,



LeAnn Lehigh
City Clerk