



City of Hogansville

City Council

Regular Meeting Agenda

Monday, March 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 March 3, 2025
2. Approval of Minutes: Work Session February 17, 2025
3. Approval of Minutes: Regular Meeting February 17, 2025

Presentation

1. Troup County Parks & Recreation – 8U Basketball Champions 2025 – Hogansville Razorbacks

Citizen Appearance

1. Mike Johnson to Discuss Transparency

New Business

1. Approval of SPLOST 2025 Checking Account
2. 2024/25 Budget Amendments

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

Upcoming Dates & Events

- March 17, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- March 20, 2025 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- March 25, 2025 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall

Mayor's Report

Adjourn

The Royal Theater Happenings – March 2025

- **Saturday, March 8, 2025 – 7:30pm - LIVE EVENT: Michelle Malone with Canyonland**
- Friday, March 14, 2025 – 7:00 pm - MOVIE: A Marx Bros Double Feature! Animal Crackers & Duck Soup
- Saturday, March 15, 2025 – 7:00 pm – MOVIE: My Little Chickadee
- **Friday, March 21, 2025 – 7:30 pm – LIVE EVENT: Tiffany**
- Friday, March 28, 2025 – 7:00 pm – MOVIE: Smokey and the Bandit
- Saturday, March 29, 2025 – 7:00 pm – MOVIE: Disney's CARS

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

Work Session Meeting

February 17, 2025

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:00pm. Present was Council Member Michael Taylor, Interim Council Member Jason Baswell, 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 Jeffery Sheppard, and City Clerk LeAnn Lehigh.

Order of Business

1. OPB Grant Modification

Police Chief Jeff Sheppard asked Council to consider allowing him to modify the OPB Grant. Part of the OPB grant was awarded to the City in early 2024 to purchase various Police safety equipment including a robotic dog. Chief Sheppard would like to reallocate the funds for that to instead purchase items needed at the police department. These include a communications center upgrade, rapid response scene trailer, mobile generated pole scene lighting, training equipment upgrades, closed circuit security surveillance system across key city locations, bullet proof vests, in-car radios, portable radios, laptop computers, AEDs, medical jump kits, and GEMA disaster phones. The grant amount for the robot dog was \$308k and we could purchase all of the items mentioned for the same amount instead. The OPB allows grant modifications. This item is on the regular meeting for Council action tonight.

2. Royal Theater Bid for Doors

This item was previously tabled because Council agreed that the bid for the Royal Theater doors came back too high. Council asked City Manager to identify ways to value down the cost. City Manager went back to the architect to see if we can use different, less expensive hardware, which originally totaled 1/3 of the cost. She also met with the County Fire Marshall, and he is good with push/pull doors. The doors will look like the original doors, 3 sets, 6 doors total, but with glass instead of wood. Contractor came back with a lower bid of \$95,331, which is much less than the original quote of \$120,523. With \$34k in grant funding from the FOX Theater, the City has enough to cover

the costs from theater construction funds. This item is on the Regular Meeting tonight for Council action.

3. Donation of Real Property – Mallard Lake

City staff had conversations with the property owner at Mallard Lake regarding the lake property and additional four lots. The property owners would like to donate the properties to the Downtown Development Authority, who in turn, would donate the lake property directly over to the HOA. Staff will speak with the HOA and make sure they are on board and understand that they will be responsible for maintaining the properties. If the DDA and HOA agree to the donations, they will take action at next week's DDA meeting. There is no action asked of Council, but their comments and conditions will be conveyed to both other parties.

4. Assistant City Manager

City Manager gave Council an update on hiring the new Assistant City Manager, Oasis Nichols. Oasis has been the City Clerk of Thomaston for the last few years and has vast knowledge and is ready for the ACM position. She will begin working on Fridays and Mondays for the first 4 weeks, and then start full time afterward.

Mayor Ayers adjourned the Work Session at 6:42pm.

Respectfully,

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

LeAnn Lehigh

City Clerk



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

February 17, 2025

Public Hearing

Public Hearing was called to order at 7:00 pm to hear citizen comments on the proposed variances for Granite Street, Tax Parcel Numbers 0213B004015B, 0213B004015C, and 0213B004015D.

A representative from CB Investments, Chris, who is a contractor spoke to Council stating that property owners have met the requirements for the design and sf setbacks but are asking for a slight lot size variance from 14,000sf to 13,806 sf, 13,600 sq ft, and 13,394 sf for the three parcels.

Darrell Daniel addressed Council and said that the City is doing a good job in town and thinks things look great.

Joanna Rossen of 612 E. Main Street expressed her concerns of the variance requests. She thinks that the company that owns the property is not transparent. She said that she and other neighbors have been cleaning and maintaining those properties for years. She is concerned that neighbors weren't contacted or questioned about how they feel about the proposed new homes being built so close to their property. She does not think the variances should be approved.

Al Prado of 700 E. Main Street echoed the same concerns. He is concerned that the Historic Preservation Commission does not understand why the commission was created. He feels the new homes will not fit in with the historic district homes.

Deeann LeSal of Granite Street agrees with Joann also. She has been taking care of the lot next door to her home, which is one of the proposed lot variances. She is concerned about old pipes busting due to the new homes. She asked Council to reconsider approving the variance or require larger lot sizes.

With no other comments, the Public Hearing was adjourned at 7:14 pm.

Regular Meeting

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:14pm. Present was Council Member Michael Taylor, Interim Council Member Jason Baswell, 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 Jeffery Sheppard, and City Clerk LeAnn Lehigh.

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

Consent Agenda

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

Motion Carries 5-0

Citizen Appearance

1. Evie Kettler to Discuss Revising the Animal Ordinance

Evie Kettler would like Council to consider revising the animal ordinance regarding the tethering of dogs to completely prohibit tethering. She said that she has learned a lot over the years regarding the dangers of tethering dogs. It causes aggression and distress. She would like the opportunity to come back to Council and speak to them at a Work Session to discuss her ideas.

Presentation

1. Tamara Harden – 5-Year Anniversary

Municipal Court Clerk Michelle Hollis presented Assistant Court Clerk Tamara Harden with a plaque for her 5-Year Anniversary with the City.

Executive Session

1. Litigation Exemption

Council Member Neese moved to go into an Executive Session under the Litigation Exemption at 7:25 pm. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

The Regular Meeting was reconvened at 7:45pm.

New Business

1. Variances for Granite Street

Council Member Neese moved to approve the variances on Granite Street, Parcel Nos 0213B004015B, 0213B004015C, and 0213B004015D, with a seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

2. OPB Grant Modification

Council Member Neese made a motion to approve the OPB Grant modification to include foregoing the robotic dog and replace with new command center upgrades, GPS, Rapid Response Scene Trailer, mobile generated pole scene lighting, training equipment upgrades, closed circuit security surveillance cameras at City properties, and officer uniforms and equipment. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Caries 5-0

3. *Royal Theater – Bid for Doors*

Council Member Neese made a motion to award the bid for the Royal Theater doors to Principle Construction in the amount of \$95,331. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Caries 5-0

4. *Ante Litem*

Council Member Neese made a motion deny the ante litem. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Caries 5-0

Motion Caries 5-0

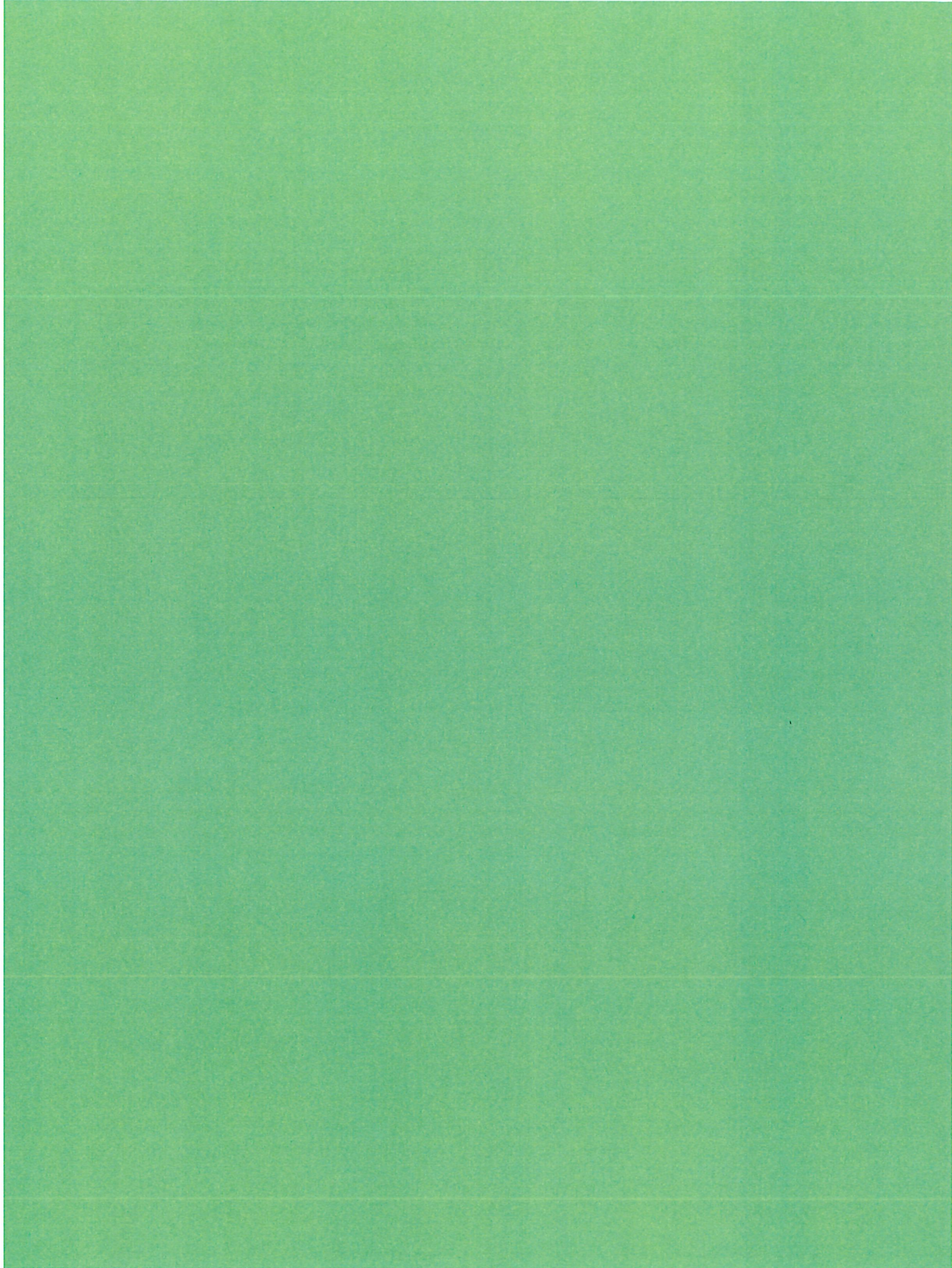
ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 8:33pm.

Respectfully,



LeAnn Lehigh
City Clerk



Troup County Parks & Recreation

8U Basketball Champions - Hogansville Razorbacks

2025

#1 – Bryson Mitchell

#2 – Jed Graham

#3 – Kamien Smith

#10 – Starky Mitchell

#11 – Ashlyn Shell

#12 – Ayva Shell

#30 – Kyrin Brooks

#32 – Kyrie Hamilton

Coach: Arthez Woodruff

Coach: Carlenton Martin

Coach: Marilyn Woodruff

Entry #: 19 - Mike Johnson

Status: Submitted

Submitted: 2/19/2025 7:00 AM

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

Mike Johnson

Phone

(404) 909-7236

Meeting date for which you wish to appear

3/3/2025

Question/Issue you wish to discuss:

Housing, Open Record Request

Please describe in detail:

Transparency

Have you previously discussed this with the City Manager?

No

If yes, when?

N/A

Have you previously discussed this with the Mayor or a member of Council?

No

What was the response from such discussion(s)?

N/A

Why was the above response not adequate?

N/A

What is the resolution you seek?

Transparency

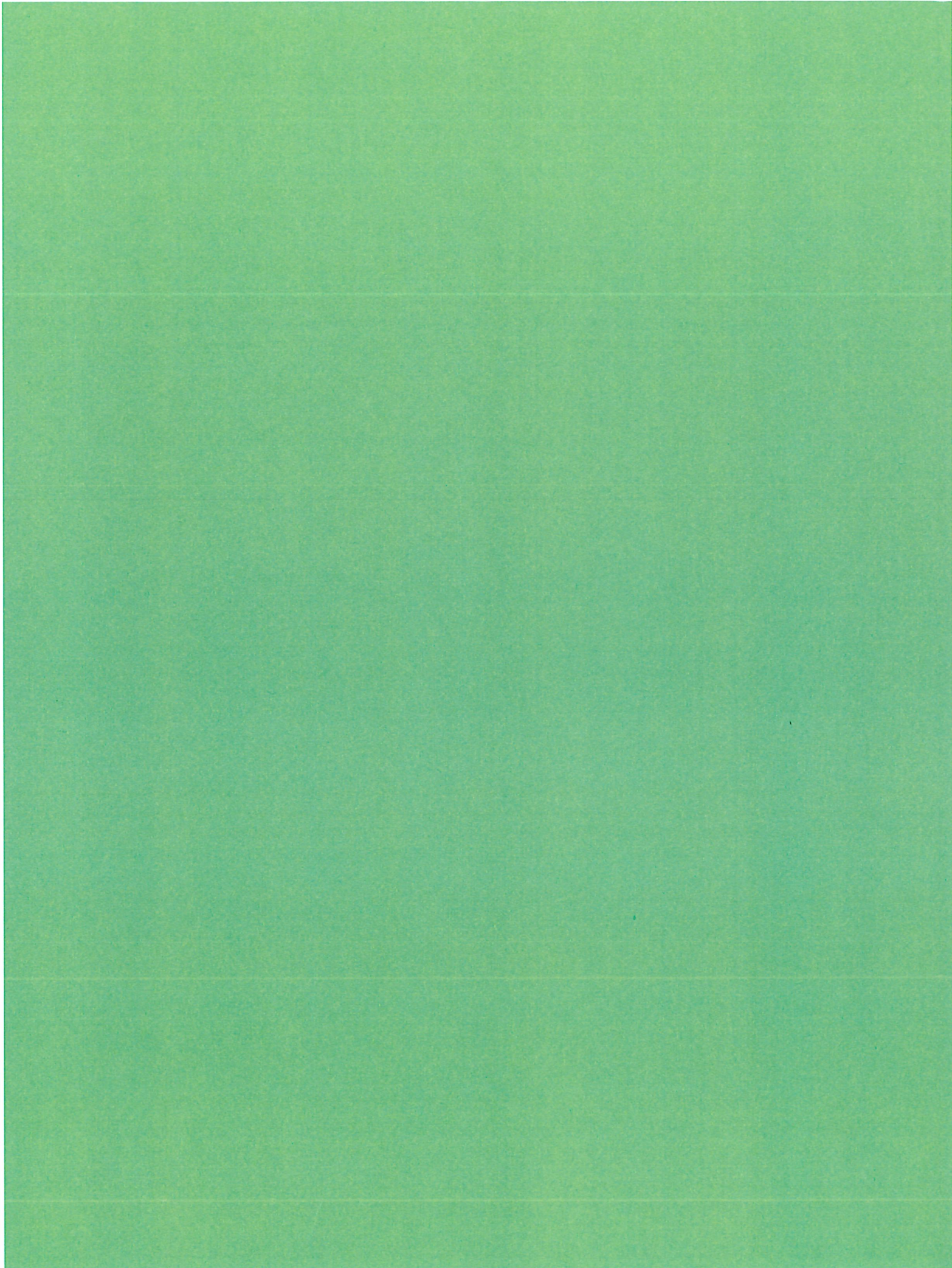
It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.

Signature

Today's Date

2/19/2025

Mike Johnson



DRAFT

CITY OF HOGANSVILLE, GEORGIA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET TO ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2024

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Taxes	\$ 2,926,962	\$ 2,926,962	\$ 2,758,272	\$ (168,690)
Intergovernmental	-	-	159,826	159,826
Fines and Forfeitures	469,681	469,681	612,981	143,300
Licenses and Permits	251,449	251,449	517,184	265,735
Charges for Services	284,945	284,945	469,152	184,207
Contributions and Other	92,668	92,668	68,272	(24,396)
Investment Earnings	750	750	2,558	1,808
Total Revenues	4,026,455	4,026,455	4,588,245	561,790
Expenditures				
Current				
General Government	1,409,407	1,409,407	1,355,632	53,775
Public Safety	2,330,423	2,330,423	2,669,589	(339,166)
Public Works	527,029	527,029	505,252	21,777
Culture and Recreation	466,537	466,537	441,183	25,354
Debt Service				
Principal	43,258	43,258	30,564	12,694
Interest	4,084	4,084	4,084	-
Total Expenditures	4,780,738	4,780,738	5,006,304	(225,566)
Excess (Deficiency) of Revenues				
Over (Under) Expenditures	(754,283)	(754,283)	(418,059)	336,224
Other Financing Sources (Uses)				
Proceeds from Sale of Assets	-	-	80,245	80,245
Insurance Proceeds	35,000	35,000	19,978	(15,022)
Proceeds from Issuance of Debt	-	-	270,075	270,075
Transfers In	126,875	126,875	484,266	357,391
Total Other Financing Sources and (Uses)	161,875	161,875	854,564	692,689
Net Change in Fund Balances	(592,408)	(592,408)	436,505	1,028,913
Fund Balance - Beginning	45,119	45,119	45,119	-
Fund Balance - Ending	\$ (547,289)	\$ (547,289)	\$ 481,624	\$ 1,028,913

See accompanying notes which are an integral part of these financial statements.

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CITY OF HOGANSVILLE, GEORGIA
 AMERICAN RESCUE PLAN ACT FUND
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCE - BUDGET AND ACTUAL
 FOR THE FISCAL YEAR ENDED JUNE 30, 2024
 (CONTINUED)

	Budget		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental	\$ -	\$ -	\$ 59,364	\$ 59,364
Investment Earnings	-	-	700	700
Total Revenues	-	-	60,064	60,064
Expenditures				
Current				
Public Works	-	-	-	-
Capital Outlay	-	-	59,364	(59,364)
Total Expenditures	-	-	59,364	(59,364)
Net Change in Fund Balance	-	-	700	119,428
Fund Balance - Beginning	11	11	11	-
Fund Balance - Ending	<u>\$ 11</u>	<u>\$ 11</u>	<u>\$ 711</u>	<u>\$ 119,428</u>

See accompanying notes which are an integral part of these financial statements.

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**CITY OF HOGANSVILLE, GEORGIA
CONFISCATED ASSETS FUND
SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

	Final Budget	Actual	Variance with Final Budget
Revenues			
Fines and Forfeitures	\$ 2,000	\$ 7,658	\$ 5,658
Investment Earnings	-	5	5
Total Revenues	<u>2,000</u>	<u>7,663</u>	<u>5,663</u>
Expenditures			
Current			
Public Safety	2,000	9,195	(7,195)
Total Expenditures	<u>2,000</u>	<u>9,195</u>	<u>(7,195)</u>
Net Change in Fund Balance	-	(1,532)	(1,532)
Fund Balance - Beginning	<u>3,738</u>	<u>3,738</u>	-
Fund Balance - Ending	<u>\$ 3,738</u>	<u>\$ 2,206</u>	<u>\$ (1,532)</u>

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CITY OF HOGANSVILLE, GEORGIA
HOTEL / MOTEL FUND
SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2024

	Final Budget	Actual	Variance with Final Budget
Revenues			
Taxes	\$ 43,000	\$ 55,238	\$ 12,238
Total Revenues	<u>43,000</u>	<u>55,238</u>	<u>12,238</u>
Expenditures			
Current			
Tourism	26,875	34,524	(7,649)
Total Expenditures	<u>26,875</u>	<u>34,524</u>	<u>(7,649)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>16,125</u>	<u>20,714</u>	<u>4,589</u>
Other Financing Sources (Uses)			
Transfer to Other Funds	(16,125)	(20,714)	(4,589)
Total Other Financing Sources (Uses)	<u>(16,125)</u>	<u>(20,714)</u>	<u>(4,589)</u>
Net Change in Fund Balance	-	-	-
Fund Balance - Beginning	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Annette Anderson

From: Kurt Hardison <kurt.hardison@mmmcpa.com>
Sent: Tuesday, February 25, 2025 2:20 PM
To: Annette Anderson
Cc: Lisa Kelly
Subject: Hogansville FY24 - budget question
Attachments: Budget overages Draft FY24 .pdf

Good afternoon Annette,

Please see the attached draft budget and actuals for the General Fund, ARPA Fund, Hotel Motel Fund and Confiscated Assets Fund. Does the City plan on amending the budget to address the expenditure overages (highlighted)?

Thank you and please let me know if you have any questions.

Kurt Hardison, CPA

McNair, McLemore, Middlebrooks & Co., LLC

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City of Hogansville
Budget Amendment

CONFISCATED ASSETS FUND



							Revised
		Adopted		Budget		Adopted	
	Actual	Budget		Amendment		Budget	
Revenue							
Fines and Forfeitures	\$ 7,658	\$ 2,000	\$ 5,658	\$ 7,658			
Investment Earnings	\$ 5	\$ -	\$ 5	\$ 5			
Total Revenues	\$ 7,663	\$ 2,000	\$ 5,663	\$ 7,663			
Expenses							
Current							
Public Safety	\$ 9,195	\$ 2,000	\$ 7,195	\$ 9,195			
Total Expenditures	\$ 9,195	\$ 2,000	\$ 7,195	\$ 9,195			
Net Change in Fund Balance	\$ (1,532)	\$ -	\$ (1,532)	\$ (1,532)			
Fund Balance - Beginning	\$ 3,738	\$ 3,738	\$ 3,738	\$ 3,738			
Fund Balance - Ending	\$ 2,206	\$ 3,738	\$ 2,206	\$ 2,206			



City of Hogansville
Budget Amendment

AMERICAN RESCUE PLAN ACT FUND



		Adopted		Budget		Revised	
	Actual	Budget		Amendment		Adopted	
						Budget	
Revenue							
Intergovernmental	\$ 59,364	\$ -		\$ 59,364		\$ 59,364	
Investment Earnings	\$ 700	\$ -		\$ 700		\$ 700	
Total Revenues	\$ 60,064	\$ -		\$ 60,064		\$ 60,064	
Expenses							
Current							
Public Works	\$ -	\$ -		\$ -		\$ -	
Capital Outlay	\$ 59,364	\$ -		\$ 59,364		\$ 59,364	
Total Expenditures	\$ 59,364	\$ -		\$ 59,364		\$ 59,364	
Net Change in Fund Balance	\$ 700	\$ -		\$ 700		\$ 700	
Fund Balance - Beginning	\$ 11	\$ 11		\$ 11		\$ 11	
Fund Balance - Ending	\$ 711	\$ 11		\$ 711		\$ 711	



City of Hogansville
Budget Amendment

GENERAL FUND



				Revised
	Adopted	Budget	Adopted	
Actual	Budget	Amendment	Budget	
Revenue				
Taxes	\$ 2,758,272	\$ 2,926,962	\$ (168,690)	\$ 2,758,272
Intergovernmental	\$ 159,826	\$ -	\$ 159,826	\$ 159,826
Fines and Forfeitures	\$ 612,981	\$ 469,681	\$ 143,300	\$ 612,981
Licenses and Permits	\$ 517,184	\$ 251,449	\$ 265,735	\$ 517,184
Charges for Services	\$ 469,152	\$ 284,945	\$ 184,207	\$ 469,152
Contributions and Other	\$ 68,272	\$ 92,668	\$ (24,396)	\$ 68,272
Investment Earnings	\$ 2,558	\$ 750	\$ 1,808	\$ 2,558
Total Revenues	\$ 4,588,245	\$ 4,026,455	\$ 561,790	\$ 4,588,245
Expenses				
General Government	\$ 1,355,632	\$ 1,409,407	\$ 53,775	\$ 1,355,632
Public Safety	\$ 2,669,589	\$ 2,330,423	\$ (339,166)	\$ 2,669,589
Public Works	\$ 505,252	\$ 527,029	\$ 21,777	\$ 505,252
Culture and Recreation	\$ 441,183	\$ 466,537	\$ 25,354	\$ 441,183
Debt Service Principal	\$ 30,564	\$ 43,258	\$ 12,694	\$ 30,564
Debt Service Interest	\$ 4,084	\$ 4,084	\$ -	\$ 4,084
Total Expenditures	\$ 5,006,304	\$ 4,780,738	\$ (225,566)	\$ 5,006,304
Excess (Deficiency) of Revenues Over (Under) Expenditures	\$ (418,059)	\$ (754,283)	\$ 787,356	\$ (418,059)
Other Financing Sources (Uses)				
Proceeds from Sale of Assets	\$ 80,245	\$ -	\$ 80,245	\$ 80,245
Insurances Proceeds	\$ 19,978	\$ 35,000	\$ (15,022)	\$ 19,978
Proceeds from Issuance of Debt	\$ 270,075	\$ -	\$ 270,075	\$ 270,075
Transfers In	\$ 484,266	\$ 126,875	\$ 357,391	\$ 484,266
Total Other Financing Sources and (Uses)	\$ 854,564	\$ 161,875	\$ 692,689	\$ 854,564
Net Change in Fund Balances	\$ 436,505	\$ (592,408)	\$ 1,480,045	\$ 436,505
Fund Balance - Beginning	\$ 45,119	\$ 45,119	\$ -	\$ 45,119
Fund Balance - Ending	\$ 481,624	\$ (547,289)	\$ 1,480,045	\$ 481,624



City of Hogansville
Budget Amendment

Hotel Motel Fund



			Revised
	Adopted	Budget	Adopted
Actual	Budget	Amendment	Budget

Revenue	\$ 55,238	\$ 43,000	\$ 12,238	\$ 55,238
Expenses	\$ 34,524	\$ 26,875	\$ 7,649	\$ 34,524
	\$ 20,714	\$ 16,125	\$ 4,589	\$ 20,714

