



City of Hogansville  
**City Council**  
Work Session Meeting Agenda

**Monday, August 19, 2024 – 5:30 pm**

***Meeting will be held at Hogansville City Hall***

Mayor: <b>Jake Ayers</b>	2025	City Manager: <b>Lisa E. Kelly</b>
Council Post 1: <b>Michael Taylor, Jr *</b>	2025	Assistant City Manager: <b>Niles Ford</b>
Council Post 2: <b>Matthew Morgan</b>	2025	City Attorney: <b>Alex Dixon</b>
Council Post 3: <b>Mandy Neese</b>	2027	Chief of Police: <b>Jeffrey Sheppard</b>
Council Post 4: <b>Mark Ayers</b>	2027	City Clerk: <b>LeAnn Lehigh</b>
Council Post 5: <b>Kandis Strickland</b>	2027	* Mayor Pro-Tem

**WORK SESSION – 5:30 pm**

**ORDER OF BUSINESS**

1. Early Voting
2. Royal Theater
  - a. Change Order
  - b. Sponsorship/VIP Area
3. AMR Housing Agreement
4. Watershed Protection Ordinance Amendment



PERMANENT RECORD

08/19/2024

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

## **Work Session Meeting**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 5:34 pm. Present were Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Attorney Alex Dixon, Police Chief Jeffrey Sheppard, and City Clerk LeAnn Lehigh.

### **ORDER OF BUSINESS**

#### ***1. Early Voting***

Previous discussion was held at the last Council work session regarding early voting in Hogansville and Council had requested more information. The County sent a Resolution for the Council to approve. Early voting would be held at either the City Annex or the Hogansville Library the full week before the election and the preceding Friday and Saturday at a cost of \$7k. The Resolution would not bind future elections. The Resolution is on the Regular Meeting agenda for action tonight.

#### ***2. Royal Theater***

##### ***a. Change Order***

During the previous work session, a change order was presented from Principle Construction for relocating plumbing and electrical for the new location of the concessions area in the amount of \$140,892.40. Per Council request, a meeting was held with the contractor post this meeting to understand the pricing and determine if any of the work quoted can be removed from the scope. Mayor Ayers, administrative staff, and Principle Construction's team (GC Foreman, staff) had a long discussion on the change order and what it consists of. Several items were removed from the change order, including a separate HVAC unit & additional water heater, and a new change order was presented in the amount of \$89,932.14. The extra funds can be paid from construction funds and Council agreed the work needs to be completed.

Staff will come back with equipment pricing for operations within the concessions area at the next meeting in September.

Additional discussion was held regarding installation of A/V, update on debris found on the roof causing the water leak, and the need for additional downspouts on the roof that can be installed at a later time.

##### ***b. Sponsorship/VIP Area***

Due to limited space in the theater, Theater Director Rob Dippel is requesting during live performances only, partition off a portion of Ames St to create an outdoor section with a simple seating area only for VIPs and Sponsors for pre-performances and intermissions to give them a dedicated space to make them feel appreciated. Council liked the idea.

#### ***3. AMR Housing Agreement***

City Council previously held discussions regarding allowing AMR to use the basement of the police department as a housing facility. AMR sent a contract that did not specify a monthly dollar amount to use the facility, that includes using Wi-Fi and utilities at the police department. City Manager would like the Council to consider the City going back with a dollar amount. City Council agrees City Manager to request \$2k monthly for use of the facility to include all utilities.

#### ***4. Watershed Protection Ordinance Amendment***

During discussion with City engineers and City Management regarding proposed new development on Blue Creek Road, an issue was found in the current Watershed Protection Ordinance which states no building 7 miles upstream from the watershed, which would hold up development. This ordinance was drafted when the Reservoir was the City's water supply, which is no longer the case. City Attorney is working on proper language to amend the

ordinance for the next meeting and suggested tabling this item on the Regular Meeting agenda tonight. Council agreed to table the item until the next Regular Meeting on September 3, 2024.

**5. Rezoning Requests – Mountville Road and East Boyd Road to CR-MX**

Austin and Scott with Sawgrass Development addressed Council regarding their rezoning request for Mountville Road and East Boyd Road to rezone to Corridor Mixed Use for the two parcels. The proposed development would have single family homes, as well as 5k sf commercial space off of East Boyd Road. The rezoning requests for both parcels are on the Regular Meeting agenda for action tonight.

**6. Variance Request – 414 Foot Log Lane**

There is a variance request on the Regular Meeting agenda tonight for 414 Foot Log Lane to reduce the square footage of house to 1100sf. The UDO says homes must be at least 1500 sf. The lot does not have room to build home of that size. The houses in Huntcliff Subdivision are 1100-1500sf. This item went to the Planning & Zoning but did not have a quorum. It comes to the council without a recommendation. Staff feels the requested size is appropriate for the subdivision.

Mayor Ayers adjourned the Work Session at 6:36 pm.

Respectfully,



LeAnn Lehigh  
City Clerk