



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, October 20, 2025 – 5:30 pm

Meeting will be held at Hogansville City Hall

111 High Street, Hogansville, GA 30230

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

BUSINESS

1. Royal Theater Needs
2. Construction Agreement – Amazon
3. Non-Profit Funding Policy
4. Meriwether County Amended Gas Agreement

**Work Session Meeting
October 20, 2025**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:10 pm. 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 Captain Jack Hollis, and City Clerk LeAnn Lehigh. Council Member Mark Ayers and Police Chief Jeffrey Sheppard were not present at the Work Session meeting.

ORDER OF BUSINESS

1. *Royal Theater Needs*

As the theater nears its one-year anniversary, five key needs have been identified to improve operations and safety. The decision was made to approve the top four priority items, totaling approximately \$31,000. The total remaining EDA construction funds available for these projects amount to \$31,359. Safety items were identified as a top priority.

The four approved priority items are:

- a. **Safety Railings:** A safety concern exists due to a lack of hand railings on the concrete ramps at the rear of the building and in a 12-foot section overlooking the stairs from the balcony. The low bid to install approximately 90 feet of required railing is \$6,712.
- b. **Wireless Communication System:** A wireless communication system is needed to coordinate between the front of house, back of house, the booth, and green room during productions. An 8-channel system has been identified that would be sufficient for any size production. The total cost for the complete system is \$6,999. This price was compared against other bids of \$7,500 and \$11,400.
- c. **Green Room Kitchenette:** The green room currently uses a plastic table and refrigerator for artist hospitality, which is insufficient. The proposal is to remove a non-load-bearing header to create a kitchenette area with L-shaped cabinetry and potentially a dry sink. This includes knocking out 16 inches of block and installing new electrical for a refrigerator. The cost for this renovation is \$5,200.
- d. **Additional Display Cases:** The two existing display cases at the front of the theater have been very effective, and there is a desire to add two more. The cost for two additional display cases is \$7,824.

An LED wall was proposed as a fifth upgrade to enhance the theater experience, as many artists now ask if the venue has one. The proposed screen size is 9 feet tall by 22 feet wide. It would be "dead hung" to allow performers to cross over behind it. The electrical infrastructure is already in place to support the wall. Prices for LED walls were discussed, with some quotes as high as \$58,000. After funding the four priority items, only about \$4,000 would remain from the construction fund. Potential funding sources discussed include using the city equipment fund and then actively pursuing sponsorships and donations to reimburse the city. There was reluctance to commit funds that are not currently available. Other projects, like a projector upgrade, will be deferred.

2. *Construction Agreement – Amazon*

The city is creating an agreement with Amazon to formalize funding for amended roundabouts required for their new facility. This is necessary because GDOT, which is managing the construction, will only contract directly with the city, not with a developer like Amazon. The agreement outlines the financial contributions from Amazon. \$500,000 is already in an escrow account for design work. An additional \$1.9 million and change will be provided for the remainder of construction. The plan is to secure the funds from Amazon before executing the agreement with GDOT. Amazon is expected

to provide the money in November 2025. Once the funds are in escrow, the city will execute the GDOT agreement, which has a 30-day provision for the city to submit the payment.

3. Non-Profit Funding Policy

A new policy has been drafted to create a formal process for non-profit funding requests, including reporting requirements. The council agreed to strike the item from the current meeting's agenda and move it to the next work session to allow members more time for review. Key elements of the proposed policy were discussed:

- a. An application deadline of April 1st is included to align with the city's budget planning process.
- b. A funding cap of \$25,000 was intended to be in the policy but was accidentally removed; there is consensus to re-include a cap. Discussion occurred around whether the cap should be a fixed amount or a percentage of the applicant's budget.

The group agreed on the need to distinguish between large, annual non-profit funding and smaller, one-time donations for community or school initiatives. The policy will be updated to separate these two types of requests and Council agreed to table this item at the Regular Meeting tonight and act on it at the next meeting on November 3.

4. Meriwether County Amended Gas Agreement

Two separate natural gas items were discussed.

- a. Countywide Safety Plan Amendment

An amendment to the countywide safety plan is required because the City of LaGrange is supplying gas to a Milliken plant located in AGL territory. While Hogansville is a party to the countywide plan and must agree to the change, the amendment does not affect Hogansville's territory or operations. A future effort will be undertaken by all parties to formally assign unassigned gas territories between LaGrange and Hogansville.

- b. Amended Agreement with Meriwether County

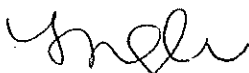
The city plans to file an agreement with the Public Service Commission (PSC) to resolve longstanding issues from a 2008 agreement. The primary goals are to formally establish Hogansville's ownership of the gas line within city limits and to confirm the official meter location at the county line. A previous amendment proposed in 2018 to delineate ownership was never finalized. The council agreed to place this item on the agenda for action to move forward with the PSC filing.

ADDITIONAL DISCUSSION:

The council discussed the final draft of the city's comprehensive plan, which serves as a 20-year roadmap for future projects and development. The plan has been reviewed and approved by the DCA and Three Rivers Regional Commission, with the DCA only requesting clarification on anticipated project costs. The deadline for adoption is October 31, 2025. The plan will be reviewed every five years, allowing for amendments and updates as the city's needs change. The council agreed to add a resolution to adopt the plan to the current meeting's agenda to meet the deadline.

Mayor Ayers adjourned the Work Session at 6:33 pm.

Respectfully,



LeAnn Lehigh
City Clerk