

**MINUTES
CITY COMMISSION REGULAR SCHEDULED MEETING
OCTOBER 19, 2021**

The regular scheduled meeting of the Cordele City Commission was held on October 19th, 5:30 p.m., Cordele City Hall Courtroom, 501 North 7th Street, Cordele, Georgia with the following present:

Jeanie Bartee, Vice Chair
Wesley Rainey, Commissioner
Janice Mumphery, Recording Secretary

Vesta Beal-Shephard, Commissioner
Roland McCarthy, City Manager
Tommy Coleman, Attorney

Via Telephone: Royce Reeves, Commissioner

Commissioner Absent: John E. Wiggins, Commission Chair

Staff present: David Wade, Irene Cantrell, Debra Perry, Beverly Vance, Kenneth Smith.

Others present: Joshua Deriso, Don Cole, Lisa Garcia, Rick Deavours, Monica Simmons, Tamala Mathis, Timothy Kilpatrick, Katrisha Williams, Melissa Haugabrook, Brenda Greene, Cindy Smith, Bill Goff, Andy Poe, Doug Dean, Joshua Deriso, Isaac H. Owens, Tammy Pettyjohn- Office of Congressman Bishop, Monica Rentfrow – Downtown Development Authority Director.

Media present: Ricky Smarr – South GA TV; Cordele Dispatch – Neil McGaHee.

Call to Order: Commission Vice Chair Jeanie Bartee called the meeting to order.

Invocation: Prayer was rendered by Rev. Ricky Smarr.

Pledge Allegiance to the United States Flag: The Pledge of Allegiance was recited.

Approval of Agenda – October 19, 2021: Commissioner Shephard moved to approve the Agenda for October 19, 2021; seconded by Commissioner Rainey; the motion was approved by the Commission.

Approval of Work Session Minutes – October 5, 2021: Commissioner Shepherd moved to approve the Work Session Minutes, October 5, 2021; seconded by Commissioner Rainey; the motion was approved by the Commission.

Proclamation – Red Ribbon Week October 25-29, 2021: Commission Vice Chair Bartee read the Proclamation for Red Ribbon Week.

Presentation – Mrs. Monica Rentfrow, Downtown Development Director: Mrs. Rentfrow informed the Commission the Downtown Area, Mainstreet District applied for Rural Zone Designation with The Department of Community Affairs. The Downtown Area did receive the designation as a Rural Zone Area for one-year. This designation assists with several items, such as: a job tax credit, an investment credit, 25% of the purchase price of the historic property can be gotten back on taxes, 30% of rehabilitation cost; but jobs have to be created, at least two (2) jobs. Mrs. Rentfrow stated this is a wonderful tool for developers in the Downtown Area. Mrs. Rentfrow also stated that the Mainstreet District, Commissioners and the City Manager have been invited to an awards ceremony, November 9, 2021, 10:30 AM, Perry Event Center, Perry, GA.

Mr. Milton Holly – Concerns about Bethel Cemetery: Mr. Holly was not present.

Mr. Don Cole – Concerns about SLFRF (State and Local Fiscal Recovery Funds): Mr. Cole appeared before the Commission regarding the process for determining how to spend the approximately \$2 million received by the City through the American Rescue Plan.

ADMINISTRATION - FISCAL: No Report.

RESOLUTION/ORDINANCE – COMMISSION APPROVAL:

- a. **Resolution:** of the Chairman and Members of the Cordele City Commission designating certain expenditures from the Coronavirus State and Local Fiscal Recovery Funds (“SLFRF”); repealing all Resolutions in conflict herewith; and for other purposes. Commissioner Reeves moved to approve the Resolution; seconded by Commissioner Shephard; the motion was approved by the Commission.
- b. **Second Reading of an Ordinance:** Amending the City Code of the City of Cordele by Adopting a New Ad Valorem Tax Ordinance; the Millage Rate for the City Property Tax shall be 11.060. Repealing all prior Ordinances in conflict herewith; and for other purposes. Commissioner Shephard moved to approve the Second Reading of an Ordinance; seconded by Commissioner Rainey; the motion was approved unanimously by the Commission.

CITY MANAGER UPDATE: Roland McCarthy reported.

ACTION ITEMS:

Commission Approval on variance for a Mobile Home: Commission Approval is requested to consider a variance request from Ms. Minnie Fletcher (manufactured home owner) and Mr. & Mrs. Winfred Greene the property owners to locate a 1990 manufactured home at 715 West 21st Avenue, Block 208, Lots 1-3, Cordele Georgia. This area’s Zoning designation is R-7.5, One and Two-Family Residential District. The Board of Zoning Appeals met on Thursday, September 20, 2021 and voted unanimously to recommend to the Cordele City Commission that this request be granted to locate a manufactured home at 715 West 21st Avenue, Cordele, Georgia. This was discussed at the Cordele Commission Work Session held on Tuesday October 5, 2021. Commissioner Shephard moved to approve the variance request for a manufactured home; seconded by Commissioner Rainey; the motion was approved by the Commission.

Approval for an Event Permit: Commission approval has been requested for an Awareness Walk for Breast Cancer, October 30, 2021, 9:00 a.m. This walk will start at the Community Clubhouse, 108 E 15th Avenue, Cordele, GA. Sponsor and organizer for the event is Marcus Payne, Payne Capital Management, LLC. Pending Commission approval, the permit will be issued. Commissioner Shephard move to approved the Event Permit; seconded by Commissioner Rainey; the motion was approved by the Commission.

Approval for an Event Permit: Commission approval has been requested for a Fall Festival Church and Community Celebration to be held October 23, 2021 from 4 to 7 PM. Sponsor and organizer for the event are First Street Church of Christ and Rev. Glenn Jarrett. Special requests are to block the 700 Block of 15th Avenue East from 3 to 7 PM. Pending Commission approval, the permit will be

issued. Commissioner Rainey moved to approve the Event Permit; seconded by Commissioner Shephard; the motion was approved by the Commission.

FOR YOUR INFORMATION:

- **City of Americus:** The City of Americus sent a thank you letter for our generous donation of time, equipment, and manpower in their time of need during Tropical Storm Fred.
- **Georgia Department of Community Affairs:** Congratulations on being approved as a Rural Zone.
- **Meeting on October 7, 2021:** GMA webinar on Information Technology.
- **Meeting on October 12, 2021:** Downtown Development Authority Meeting
- **Meeting on October 13, 2021:** District 8 meeting in Americus attended by Chairman Wiggins, Commissioner Bartee, Commissioner Shephard and myself.
- **Meeting on October 14, 2021:** Park Meeting attended by Commissioner Bartee, Tommy Coleman, Monica Rentfrow, Steve Fulford, Todd Barnes and myself.
- **Grand Opening:** Attended the Grand Opening for Second Chance Agency at 114 South 7th Street.

CITY ATTORNEY UPDATE: Tommy Coleman reported.

- a) **The Community Park Project:** Mr. Coleman stated the project is coming along. The Commission has authorized Wimberly Treadwell as the Landscape Architect and Steven Rowland as the Civil Engineer, monies have been raised for this purpose. Monica Rentfrow, Downtown Development Director, will spearhead this project; she will be the contact person for Treadwell and Rowland.
- b) **Reapportionment of Election Districts for Municipal Elections:** Mr. Coleman stated a reapportionment of election districts happens after the census is taken, to examine the election districts to see if they are equal to each other. Mr. Coleman stated that we will do this by home rule, which means we will adopt our own plan and this will require two readings of an Ordinance. There is a division created by the General Assembly to develop these plans, it is called the Legislative Reapportionment Office, we do not have to use them, but I recommend that we use them. We will ask a member of the General Assembly to serve as your legislative liaison and this will be in writing, this can be Mr. Williams, Mr. Sumner or both. Mr. Coleman stated if the Commission agree, he will draft a letter for the Chair to sign and then he will send to both of our general assembly members and ask them to start the process. A letter will be drafted by Mr. Coleman after a consensus was taken from the Commission.
- c) **Lease with Verizon Wireless for a Cell Tower:** Mr. Coleman stated Verizon Wireless sent an amended lease with an initial payment of \$10,000. The amount of escalation was reduced for each month, each month the City would receive \$1,124.13; this lease will expire in Year 2076. The City Attorney recommended for the Commission to accept the lease. Commissioner Rainey moved to allow the Commission Chair, City Clerk and City Manager to execute the lease and send back to Verizon Wireless; seconded by Commissioner Shephard; the motion was approved by the Commission.

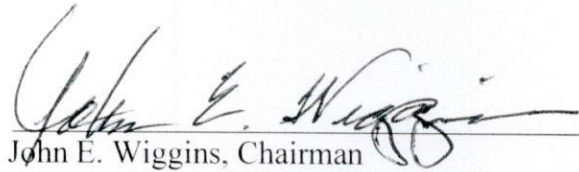
Adjourn: Commissioner Rainey moved to adjourn the meeting at 6:05 p.m.

MEETING RECONVENED: The Commission Meeting was reconvened because a very important item was not put on the Agenda to get approved by the Commission.

CALLED TO ORDER: Commission Vice Chair Jeanie Bartee called the meeting back to order at 6:06 p.m.

Andy Poe – Vice President of Griffin Grain and Concrete: Mr. Poe presented Site Plans to be approved by the Commission, this is 120 to 130 acres of land and is located off of Highway 300. Griffin Grain and Concrete are purchasing the land, and there will be a hot mix Asphalt Plant also. Mr. Poe stated this project is worth \$7,000,000,000 and will employ ninety (90) people and in about a year, employment will increase to 140 people. Mr. Poe is requesting the Commission to approve the Site Plans so the Griffin Grain and Concrete can start the process of building the Plant. Commission Rainey moved to approve the Site Plans, which has been presented to the Commission for the future development of the 130 acres in the Industrial Park; seconded by Commissioner Shephard; the motion was approved by the Commission.

Adjourn: Commissioner Rainey moved to adjourn the meeting at 6:13 p.m.; seconded by Commissioner Reeves.



John E. Wiggins, Chairman



Roland McCarthy, City Manager

11 / 3 / 21

Date