

**MINUTES
CITY COMMISSION REGULAR MEETING
June 20, 2023**

The City of Cordele Commission held a Regular Meeting on June 20, 2023 at 9:00 AM, Cordele City Hall Courtroom, 501 North 7th Street, Cordele, Georgia with the following present:

Joshua Deriso, Commission Chair	Royce Reeves, Sr., Commission Vice Chair
Wesley Rainey, Commissioner	Vesta Beal Shephard, Commissioner
Isaac Owens – Commissioner	Angela Redding – City Manager
Tommy Coleman – City Attorney	Janice Mumphery – Recording Secretary

Staff present: Rusty Bridgers – Finance Director, Fire Chief Alligood, Jack Wood, Sr. – Chief Codes Official, David Wade – Human Resources Director, Police Chief Jalon Heard, Steve Fulford – Asst. City Manager/Public Works Director, Debbie Wright – UC&T Director, Irene Cantrell – HUA Director.

Media Present: Ricky Smarr - South GA TV; Sarah Brown – Cordele Dispatch

Call to Order: Commission Chair Joshua Deriso called the Meeting to order at 9:00 a.m.

INVOCATION: There was a moment of silent prayer.

PLEDGE ALLEGIANCE TO THE UNITED STATES FLAG: The Pledge of Allegiance was led by Commissioner Owens.

ROLL CALL: A quorum was established.

Attendee's Name	Title	Absent	Present
Joshua Deriso	Commission Chairman		✓
Royce Reeves, Sr.	Commission Vice Chairman		✓
Vesta Beal-Shephard	Commissioner Ward 1		✓
Isaac Owens	Commissioner Ward 3		✓
Wesley Rainey	Commissioner Ward 4		✓

APPROVAL OF AGENDA – June 20, 2023: Commission Vice Chair Reeves moved to approve the Agenda for June 20, 2023; seconded by Commissioner Owens; the motion was approved by the Commission.

APPROVAL OF REGULAR MEETING MINUTES – June 6, 2023: Commissioner Shephard moved to approve the Minutes for June 6, 2023; seconded by Commission Vice Chair Reeves; the motion was approved by the Commission

PUBLIC HEARING

PUBLIC HEARING

ARTICLE VI. USE PROVISIONS BY DISTRICT; SECTION 620.3 Conditional Uses
THOMAS G. PHELPS, JR.
702 South 15th Street, Also Know As 903 West 17th Avenue, CORDELE, GEORGIA

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Thomas G. Phelps, Jr. is requesting a variance to locate a New or Used Double-Wide Manufactured Home at Block 158, Lot 8 and the North one -half of Lot 9, 702 South 15th Street, also known as 903 West 17th Avenue, City of Cordele, Crisp County, Georgia. The zoning classification of this property is (R-7.5), One- & two-Family Residential District. Thomas G. Phelps, Jr. is the property owner and the potential manufactured home owner.

COMMENTS:

City Manager Angela Redding stated that this request went before the BZA (Board Zoning and Appeals) and the meeting was held on last Thursday and then it was advertised as a Public Hearing before the Commission, Tuesday, June 20, 2023.

Commission Vice Chair Reeves inquired about the front door of the Manufactured Home facing 15th Street.

Irene Cantrell – HUA Director: This is the choice that will have to be made, but it will be better to face 17th, according to the size that will be placed there.

Commission Vice Chair Reeves: The Hillmon’s old home faced the street, he would rather the door face the street.

Jack Wood, Sr. – Chief Codes Official: There is already a double-wide facing 15th, right beside that lot.

City Manager Angela Redding: There are two lots, but they approved only one lot, that is 15th Street.

City Manager Angela Redding: Just want to be clear about the facing of the front door, is it 15th Street that is the concern.

Commission Chair Deriso: To clarify, that the Manufactured Home will face 15th, is this the recommendation to face 15th Street.

After a brief discussion regarding the facing of the front door; by consensus, the City of Cordele Commission decided the address will 702 South 15th Street, Cordele, Georgia.

PUBLIC HEARING CLOSED: Commissioner Owens moved to close the Public Hearing at 9:11 AM; seconded by Commissioner Shephard; the motion was approved by the Commission.

REGULAR MEETING: Regular Meeting was called to order by City of Cordele Chair Joshua Deriso at 9:11 AM.

SPEAKERS APPEARANCES: Speakers will have five (5) minutes: No Requests.

SPEAKERS ON A SPECIFIC AGENDA ITEM: Speaker will have three (3) minutes: No Requests.

DEPARTMENT GOALS AND ACCOMPLISHMENTS:

- 1. FINANCE DEPARTMENT: Rusty Bridgers Reported.**

Mr. Bridgers stated, an employee in the Finance Department suggested to give customers a courtesy call (robo call) a day before cut-off. Mr. Bridgers stated he will check to see how much will the software cost to implement this feature.

2. FIRE DEPARTMENT REPORT: Fire Chief Todd Alligood Reported.

Goals:

1. As always, our primary goal is to provide the best service possible to our citizens and our community.
2. We have plans to reschedule the Red Cross smoke detector blitz that was cancelled due to weather conditions.
3. Proceed with completion and review of budget.
4. We are excited going forward with the career ladder that has now been implemented.
5. Continuing to encourage Firefighter personnel to pursue training classes at GPSTC and elsewhere in order to be better trained and prepared for duty as well as career goals.
6. Promote proactivity in public relations within our community in order to provide and maintain a friendly and serving atmosphere.

Accomplishments:

1. Release of our emergency response guide.
2. As mentioned, a career ladder has been established so that our department Personnel has guidelines for setting personal career goals.
3. An onsite view and inspection have been completed as part of the decision for purchase of a much needed 75-foot aerial.
4. There have been multiple classes attended by our department personnel in the last few weeks and others are scheduled for classes throughout the year including two recruits to attend Firefighter Basic training at GPSTC.
5. All Fire Units (pumpers), have had annual pump maintenance performed and all have passed 2023 annual pump testing requirements.
6. SCBA (harnesses and masks), have been tested and passed the annual safety test requirements.
7. We are in the process and have already eliminated a large amount of surplus from our department that is being disposed of through the direction of City management.

3. HOUSING AND URBAN DEVELOPMENT – Irene Cantrell Reported.

CDBG 2019 / 2020 EXISTING GOAL: - we would like to complete the ground installation of the sewer pumps and sewer line improvements / activities within the Mcleod subdivision for the forty-eight (48) households.

ACCOMPLISHMENTS:

As of March 2023, the Project Engineers estimated the percentage of contract completion is at about 80%. The Contractor, RPI Underground, Inc. is very near completion.

GOAL: CHIP 2018 – HOME REHABILITATION:

To start and complete the home improvements work for at least three (3) of the four (4) homes with the CHIP 2018 Grant Funds and be prepared to start the application process for additional CHIP Funds in the next funding year.

ACCOMPLISHMENTS:

Our accomplishment is that we have completed the rehabilitation home repairs on two of the three homes and are preparing to start on the third home as soon as DCA gives the okay. (No changes as of this date).

GOAL: EDRLF COMMITTEE:

To discuss ways to better serve loan recipients that may need some assistance in properly managing their income, debts and assets prior to obtaining an EDRLF Loan.

ACCOMPLISHMENTS:

The EDRLF Committee discussed one particular solution to offer loan applicants prior to applying for a loan such as contacting the University of Georgia's Small Business Center regarding their "Business Consulting Services" at no cost to Georgia business owners and entrepreneurs.

*****This Goal of the EDRLF Committee has been accomplished.**

GOAL: OFFICIAL CITY MAPS UPDATES:

To be prepared for the upcoming U.S. Census Bureau boundary and annexation survey updates.

ACCOMPLISHMENTS:

Progress is being made in placing current annexations on the City's Official Map and in placing Zoning Amendments on the City's Zoning Map.

ACCOMPLISHMENTS:

All of the latest Annexations and Boundary Map changes were reported by the City and River Valley Regional Commission to the U.S. Census Bureau as requested in May 2023.

4. CODES REPORT: Jack Wood Reported.

Goals Accomplished Year-To-Date

- a. Nine (9) single-family homes pending demolition at the owner's expense
- b. One commercial building pending demolition at the owner's expense
112 South 7th Street (old TV station building)
- c. We are displaying larger signs for Public Notice

5. PERSONNEL DEPARTMENT: No Report.

6. MUNICIPAL COURT: No Report.

7. POLICE DEPARTMENT – Police Chief Jalon Heard Reported.

Accomplishments

- a. Two cadets graduating police mandate on Friday, June 23rd.
- b. Hired two Patrol Officers and they will start mandate on July 5th.
- c. There are two (2) vacant Patrol Officers position.

8. PUBLIC WORKS – Steve Fulford Reported.

Goal

Affected Public, Non-Customer Public Awareness Mail-outs (New Goal)

The Public Awareness messaging is scheduled to be mailed out by June 30, 2023. 7,000 mail pieces will go out to the customers and noncustomers living near the distribution and transmission pipelines. The mail pieces are currently being prepared. We are 75% complete.

9. UT&C – Debbie Wright Reported.

- a. Our tenth samples at the WWTP for Heptaclor and Cyanide came back as Non-detected.
- b. We are running in crisis mode at the WWTP at the time of this report. We have received over 6” of rain since Monday. The downpour on Thursday was what kicked us in overdrive. We are running 9.1 MGD as of Thursday night. We have 2 transfer pumps that won’t come on, 1 PWWP down and another that won’t run on auto. We also have a set of Secondary Clarifiers out of service. When it rains it pours!!
- c. EPA has mandated that all water systems must have a completed Lead Service Line Inventory by Oct. 2024. We have started working on this but it is a huge undertaking. If any lead service lines are found they must be replaced. We are going to apply for some Grant money to assist us in this endeavor. We received \$60,500 to go toward getting our LSLI (Lead Service Line Inventory) in a data base.

AGENDA ITEMS

1. Event Permit – Round Robin 2 Wheel Sunday: Organization is the Black Duster Motorcycle Club, 606 S. 10th Street. Organizer’s Name is Dedra Davis; Date of the Event, July 16, 2023, 1:00 – 6:00 PM. Special Request is to close off 10th Street between 16th and 17th Avenue. The Permit was approved by Police Chief Jalon on June 13, 2023. Commissioner Shephard moved to approve the Event Permit; seconded by Commissioner Owens; the motion was approved by the Commission.
2. Consider and Approve the Request from Thomas G. Phelps, Jr. for a Variance to locate a New or Used Double-Wide Manufactured Home at Block 158, Lot 8 and the North one -half of Lot 9, 702 South 15th Street, also known as 903 West 17th Avenue, City of Cordele, Crisp County, Georgia. The Zoning Classification of this Property is (R-7.5), One- & two-Family Residential District. Commission Vice Chair Reeves moved to approve the request for a variance to locate a New or Used Double-Wide manufactured Home at 702 South 15th Street; seconded by Commissioner Rainey; the motion was approved by the Commission.
3. Consider and Approve an Ordinance Designating Certain Public Streets in the City of Cordele for the Combined Use of Motorized Carts and Regular Vehicular Traffic; and for Other Purposes. Commission Vice Chair Reeves moved to approve the First Reading of an Ordinance Designating Certain Public Streets in the City of Cordele; seconded by Commissioner Shephard; the motion was approved by the Commission.
4. Consider and Approve an Ordinance Amending Article XII of Chapter 2 of the City Code of the City of Cordele; Removing All References to Ethics Tribunal and Replacing Them With Hearing Officer; Repealing All Ordinances In Conflict Herewith; and For Other Purposes. Commissioner Shephard moved to approve the First Reading of an Ordinance amending Article XII of Chapter 2 of the City Code of the City of Cordele; seconded by Commissioner Rainey; the motion was approved by the Commission.

5. Consider and Approve an Ordinance Establishing Procedures for the Development of an Agenda; Repealing All Ordinances In Conflict Herewith; and For Other Purposes. This is a First Reading on an Ordinance. Commission Chair Deriso asked for background, no background was given. A motion was not called on this item.
6. Consider and Approve Bank Signatories for a Checking Account with Regions Bank for ARPA Funds Background and Summary.

Background and Summary:

The second tranche of ARPA funds received for entitlement communities was deposited in the Pool Account. As previously mentioned, the second tranche of ARPA funds were designated as the city's match for the \$10,000,000 State ARPA grant for sewer improvements. For auditing and tracking purposes, the funds should be deposited into a separate account. This agenda item is requesting city officials who are currently authorized as bank signatories be approved as bank signatories for the checking account with Regions Bank.

Commissioner Shephard moved to approve the Bank Signatories for a Checking Account with Regions Bank; seconded by Commission Vice Chair Reeves; the motion was approved by the Commission.

7. Consider and Approve a Resolution Requesting the General Assembly to Approve An Amendment to the City Charter of the City of Cordele to Correct An Error in Section 6.27; Repealing All Resolutions in Conflict Herewith; and For Other Purposes. Commission Chair Deriso did not address this item.
8. Consider and Approve the K9 Lease Agreement Memorandum of Understanding for the Police Department. Commissioner Shephard moved to approve the K9 Lease Agreement; seconded by Commissioner Owens; the motion was approved by the Commission.
9. Consider and Approve increasing Per-Diem for Commissioners. Commissioner Shephard moved to increase the Per-Diem for the Commissioners from \$100.00 to \$125.00 per day; seconded by Commissioner Owens; the motion was approved by the Commission.
10. Consider and Approve the Additional Services for R & D Lawncare Service, LLC for Bethel Cemetery, Sunnyside Cemetery, and Bethel Annex.

Background and Summary:

R & D Lawncare Service, LLC contract was approved for \$11,500 monthly for services at Bethel Cemetery and Sunnyside Cemetery. Due to an increase in the cost of materials, the monthly payment increased by \$110 per month. The additional cost of services beyond the monthly fee of \$11,610 a month are for the maintenance of Bethel Annex, maintenance inside the coping, and additional mowing of the cemeteries as required.

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

Commission Vice Chair Reeves stated to the Commission Chair Deriso that he did not address Agenda Items #5 and 7.

Commissioner Rainey moved for Commission Vice Chair Reeves to carry the motions, the Commission Chair Deriso is out of line, omitting items on an approved Agenda.

Commission Chair Deriso stated, he is the Chair and he presides over the Meetings.

Commission Vice Chair Reeves stated, the Agenda was approved by the Commission and those items should be addressed.

Commissioner Rainey moved for the Commission Chair Deriso to be removed from this meeting.

Commission Chair Deriso requested City Manager to do her report.

Commission Vice Chair Reeves stated he will not hear a report from the City Manager until Agenda Items #5 and 7 are addressed.

Commission Chair Deriso refused to address Agenda Items #5 and 7.

- 11. ADJOURNMENT:** Commissioner Vice Chair Reeves moved to adjourn the Meeting at 9:35 AM; seconded by Commissioner Shephard; the motion was approved by the Commission.