

**MINUTES
CITY COMMISSION PUBLIC HEARING AND WORK SESSION
JUNE 1, 2021 AT 4:30 PM**

The Cordele City Commission held a Public Hearing and Work Session on June 2nd, 4:30 p.m., Cordele City Hall Courtroom, 501 North 7th Street, Cordele, Georgia with the following present:

John Wiggins, Commission Chair	Jeanie Bartee, Vice Chair
Royce Reeves, Commissioner	Vesta Beal-Shephard, Commissioner
Wesley Rainey, Commissioner	Roland McCarthy, City Manager
Janice Mumphery, Recording Secretary	Tommy Coleman, Attorney

Staff present: David Wade, Police Chief Lewis Green, Irene Cantrell, Fire Chief Augusta Telfair, Joy Causey, Debra Perry, Jack Wood, Sr., Jeremy Taylor, Debbie Wright.

Others Present: Mr. Rick Garcia, Lisa Garcia, Charlie Butts, Ricky Dawson.

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

Call to Order: Commission Chair John Wiggins called the meeting to order.

Invocation: Prayer was rendered by David Wade

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

PUBLIC HEARING OPEN: Public Hearing was opened at 4:35 p.m. by Commission Chair John Wiggins. Commission Chair Wiggins stated the purpose for the Public Hearing:
To hear comments regarding a proposed amendment to the 1999 Zoning Ordinance to provide manufactured and mobile homes as a conditional use in Multi-Family Residential Districts (R-4) and One-Two Family Medium Density Districts (R-7.5).

City Attorney Tommy Coleman:

Mr. Coleman stated, from his recollection the City of Cordele Commission wanted the final approval where a Mobile Home will be placed in the City. He stated that he and other staff with the City of Cordele came up with this Ordinance to include two Zoning Districts. Mr. Coleman stated that the City has to accommodate Mobile Homes and there has to be an Ordinance stating this condition. This Ordinance is conditional use, but it is different because in the past it has been approved only by the Zoning Board of Appeals; now the conditional use is applied for in the same manner, it goes before the Zoning Board of Appeals, the Zoning Board of Appeals then recommends it to the City of Cordele Commission to make the final decision. The City of Cordele Commission has to advertise the Public Hearing 15 days before it is held. Mr. Coleman stated that Mobile Homes will only be allowed in the two categories that are stated in the Ordinance. Mr. Coleman also said, every time the Zoning Code is amended for a piece of property or to make a text change, there has to be a Public Hearing.

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Commission Chair John Wiggins asked there is anyone here that is for or against this Ordinance and would like to be heard:

PUBLIC COMMENTS

Mr. Rick Garcia: Mr. Garcia stated, Mobile Homes should not be permitted in City Limits, they should only be in Mobile Home Parks.

City Attorney Tommy Coleman responded: There have been some law suits concerning this matter, by the Manufactured Home Industry and a place has to be made for Mobile Homes in the Community. A person can vote on a particular Zoning Category, but the City is not legally allowed to give it a preference in the Community. A place has to be made for Mobile Homes.

City Commission Chair John Wiggins stated that the Commission is making a place for Mobile Homes conditional use.

Commissioner Wesley Rainey: Commissioner Rainey stated that the Commission addressed this matter a while back and the Commission created a special Zone for Mobile Homes; the Commission changed the Zoning Code; R4 would not accommodate Mobile Homes. Commissioner Rainey stated that R4 was accommodating a lot and the Commission gave a different Zoning Code for Mobile Homes specifically. Commissioner Rainey asked if that paperwork fell through the cracks.

City Attorney Tommy Coleman responded: Mr. Coleman stated that there were two Ordinances; if the Commission had a Zoning Code for Mobile Homes specifically, this would create a spot zoning situation, you would be able to put Mobile Homes into any zoning category and rezone the category R4. This Ordinance confines the Mobile Homes to the two categories as conditional use.

Jack Wood, Sr., Chief Codes Official responded: Mr. Wood stated that the City is attempting to get away from spot zoning and the way Commissioner Rainey is talking about would create spot zoning. Mr. Wood stated the Zoning the Commission initiated was RM and this zoning would have created spot zoning.

Commission Chair John Wiggins stated: "This particular zoning, R4, is only relating to conditional use and it has to be a specific use, you can't live in it and have a family. In other words, it has to be some other use for it. Commissioner Wiggins gave an example: There is a trailer that has been placed on 15th Street. It is a commercial building, an office building, and these are the kind of manufactured homes we are talking about; the single-wide, I don't think, it applies to this."

Mrs. Lisa Garcia: Mrs. Garcia asked; "Is this strictly Commercial Mobile Homes, that the Commission is talking about or is it residential?"

City Attorney Coleman: It is residential Mobile Homes; the Commission is talking about. Residential Mobile Homes does not go into Commercial area at all.

Mrs. Garcia: Commissioner Wiggins was talking about Commercial Mobile Homes and I was getting confused.

Mr. Coleman: This makes them conditional use in Multi-Family Residential Districts and one-two Family Medium Density Districts, not in a Commercial area.

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Mr. Garcia: So, what you all are trying to pass, is putting Mobile Homes within the City Limits, that is residential?

Mr. Coleman: The City is in need of brand-new Zoning Ordinances. The present one is old and cumbersome, but the way it works; you have a R1 Zoning, that will be larger house, \$300,000; R2 a smaller house, maybe a R3 is where you would get into very small multi-family neighborhood and that's where we will allow manufactured homes. "You cannot prohibit manufactured homes anymore. A place has to be made for them; you cannot just decide we do not want any in any place in the community. Mr. Coleman stated, he thinks that problem is Mobile Homes have gone in places within our community and without the Commissioners approval or knowledge or the Planning Commission approval, people have just moved them in the area and I thought that was the problem you all wanted to remedy. All Mobile Homes will come before the Commission to be approved.

Public Hearing Closed: Public Hearing was closed at 4:57 p.m.

WORK SESSION – MAY 18, 2021

Begin at 4:57 p.m.

Approval of Commission Meeting Minutes, May 18, 2021: Commissioner Bartee moved to approve the meeting minutes of May 18, 2021; it was seconded by Commissioner Shephard; the meeting minutes of May 18, 2021 were approved unanimously by the Commission.

Departmental Head Reports:

- a. Finance Director – Joy Causey reported.**
Proposed Budget will be presented later in the meeting.
Revenues are over expenses \$635, 000.00
- b. Fire Chief – Augusta Telfair reported.**
One elevator entrapment, One EMS lifting assistance, Nine fire alarms, majority at the hospital where construction was going on, One brush fire, One smoke investigation, One structure fire, Two grass fires, One ventilation call, One gas leak investigation, One motor vehicle accident, One barrel fire.
- c. Housing and Urban Development – Irene Cantrell reported.**
CPC - The Planning Commission has scheduled a public hearing on Thursday, June 10, 2021, at 10 a.m. to review and consider the annexation of 27 acres of land located in the Southwest section of Cordele. This property is owned by Daniels & Daniels Properties, Inc.
- d. Chief Codes Official – Jack Wood, Sr.**
Job Evaluation - \$5,148,577.00
Permit fees - \$13,569.00
- e. Personnel Director – David Wade**
Presented the Man Power Vacancy Pattern to keep the Commission abreast of Personnel.
- f. Police Chief – Lewis Green reported.**
Robberies – one, Motor Vehicle Thefts – (1) 1 recovered, Aggravated Assault – 1 warrant issued, Larceny – (7) 7 other thefts, Burglary – (2) 1 residential – 1 mini

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storage unit; Incidents Reported – 76; Family Violence Incident Reported – (7) 2 arrests; Miscellaneous Incidents – 36; Motor Vehicle Crashes – (24) 13 roadway, 11 private property; Arrests Made from Incidents – 35; Citations Issued – 131; Warnings Issued 25; Total Calls 5.13 – 5.26.2021 715.

g. Public Works – Steve Fulford reported.

The culvert at 6th and 8th Avenue should be completed the end of this week, June 4, 2021; A culvert at 15 ½ alley, behind the car wash, will be repaired also; The Contractor for the LMIG Project has gotten the notice to proceed.

h. UC&T – Debbie Wright reported.

Water restriction are still in effect. A person can water their lawn between 4:00 PM and 10:00 AM. Tickets can be issued if residents do not comply.

CITY MANAGER UPDATE: Roland McCarthy reported.

FOR YOUR INFORMATION:

A Cemetery Board Meeting was held on May 19, 2021. The City Attorney attended as the Board wanted to recommend changes to the Cemetery Ordinance. A new Cemetery Ordinance will be forthcoming for the Commission's Approval.

GMA meeting on May 26, 2021. The topic being the ARPA Local Fiscal Relief Fund, guidance, timelines, and uses.

ACTION ITEMS:

Approval of a Beer only Consumed Off Premises Application: Commission approval is requested for a Beer Only Consumed Off Premises application for Happy Mart, located at 513 East 5th Avenue. The applicant's name is Mr. Dineshchandra Barot. Chief Green approved the application on May 28, 2021. Pending your approval, the license will be issued. Commissioner Shephard moved to approve a Beer only Consumed Off Premises Application; seconded by Commissioner Reeves; the motion was approved with a 3/1 vote. Commissioner Bartee voted nay.

Public Hearing Scheduled: A Public Hearing for the City of Cordele FY2022 Budget is scheduled for June 15, 2021 at 4:30 PM at City Hall Courtroom.

A Memorial for Edward Beach: City Manager Roland McCarthy asked the Commission for suggestions on a memorial for the Former City Manager, the Late James Edward Beach. Commissioner Bartee suggested putting a white marble bench at the back door of City Hall on the left and to also put knock out roses on the back. By a consensus of the Commission, the Memorial for Former City Manager, the Late James Edward Beach will be voted on at the next Commissioner's Meeting, which will be held June 15, 2021 at 5:30 PM. Commissioner Reeves did not want the Commission to forget about a Memorial for the Late Robert Clemmie Gaston. Commissioner Shephard suggested putting a bench at Reid's Park in Remembrance of Robert Clemmie Gaston. Commissioner Reeves stated that the Commission will have to get with the Recreation Department, in reference to Reid's Park, this will be a county issue. Commissioner

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Reeves suggested calling the baseball field, Gaston Field. Commission Chair Wiggins asked Commissioner Reeves to take care this matter with the Memorial for Robert Clemmie Gaston.

Installation of a Flag Pole at Bethel Cemetery: Commissioner Shephard inquired about installing a Flag Pole in the Veteran's Portion at Bethel Cemetery. Commission approval is requested to install a Flag Pole in the front part of the Veteran's Portion at Bethel Cemetery. Commissioner Shephard inquired about whose responsibility is to put in flood lights at Bethel Cemetery; City Attorney Coleman stated, it is the City's responsibility. City Attorney Tommy Coleman suggested the City Manager, Roland McCarthy get prices on flood lights for all City cemeteries and bring back to the Commission at the next meeting, which is June 18, 2021, for approval.

Commissioner Reeves inquired about expansion of Bethel Cemetery, going South of the cemetery, purchasing the Haugabrook Property. Commissioner Reeves stated he spoke with the Haugabrooks and they are willing to sell that property. Steve Fulford stated the City owns all the property North of the cemetery; it needs to be cleared off. City Attorney Tommy Coleman suggested the City Manager, Roland McCarthy and Assistant City Manager/Public Works Director, Steve Fulford get some drawings of Bethel Cemetery and bring them back for the Commission to discuss. Commissioner Shephard inquired about the Historic District of Bethel Cemetery. Debra Perry, City Clerk stated the annex to Bethel Cemetery, which was previously the old Sell Barn, this property is in the process of being surveyed. Commission Chair Wiggins asked Steve Fulford to look into the land at Bethel Cemetery.

McLeod Subdivision – CDBG 2020: City Manager Roland McCarthy informed the Commission about the design of the sewer line improvements in the McLeod Subdivision. Mr. McCarthy stated he has researched the concerns the Commission had, in reference to, the Sewer Service at the McLeod Subdivision. He spoke with Crisp County Power about the electricity used for the pumps that will be placed on each house, the maximum cost is \$2.00 per month. Commissioner Shephard inquired about the pumps becoming dysfunctional, who will repair the pumps. Commissioner Shephard stated she is concerned about the long term of the pumps and how much will it cost for the residents to have continuous sewer service? Steve Fulford, Public Works Director, stated that would not be feasible to put a \$1,000,000.00 Lift Station in that area because there are only 59 residents in that area. Mr. Fulford stated this will create a new class of customers, in this case, the City can lower the residents' monthly cost to accommodate the \$2.00 per month. At the conclusion of the discussion, Commissioner Shephard was satisfied with the outcome of the findings.

ADMINISTRATION – FISCAL MATTER

- a. Commission Review and Comments on the Proposed Budget FY2022 – City Manager Roland McCarthy stated that the FY2022 Budget is balanced. The Budget increased approximately \$750,000.00, that reason for the increase is the CDBG Grant that will be spent next year for the McLeod Subdivision.

ORDINANCES AND RESOLUTIONS – The City Attorney, Tommy Coleman explained the Resolutions and Ordinances in detail to the Commission. After a brief discussion of the Resolutions and Ordinances; by a consensus of the Commission, the Resolution will be presented

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at the next Commissioners Meeting, which is June 15, 2021, for approval and the Ordinances will be presented for the First Reading.

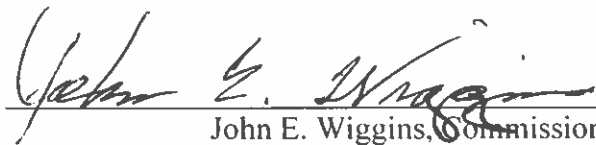
- a. Resolution providing for the adoption of a budget for the Fiscal Year beginning July 1, 2021
- b. Ordinance Amending the Zoning Code of the City of Cordele to provide for Manufactured/Mobile Homes; repealing all Ordinances in conflict herewith; and for other purposes.
- c. Ordinance Amending the Zoning Code of the City of Cordele to provide for Public Hearing by the City Commission
- d. Ordinance of the City of Cordele, Georgia, providing for an application and licensing process for Special Events to be held on City Property
- e. Ordinance of the City of Cordele, Georgia, regulating the rental or use of properties for events
- f. Ordinance Amending the City Code of the City of Cordele by adopting a New Ordinance entitled "Adult Entertainment Establishments"

Old Business: N/A

New Business: N/A

Called Meeting: N/A

Adjourn: With no other business to discuss; Commissioner Reeves moved to adjourn the meeting at 5:50 p.m.; seconded by Commissioner Bartee.



John E. Wiggins, Commission Chair



Roland McCarthy, City Manager

6/15/21

Date