

**MINUTES  
CITY COMMISSION WORK SESSION  
SEPTEMBER 14, 2021 AT 4:30 PM**

The Cordele City Commission held a Work Session on September 14<sup>th</sup>, 4:30 p.m., Cordele City Hall Courtroom, 501 North 7<sup>th</sup> Street, Cordele, Georgia with the following present:

John Wiggins, Commission Chair	Jeanie Bartee, Vice Chair
Royce Reeves, Commissioner	Wesley Rainey, Commissioner
Via Telephone – Tommy Coleman, Attorney	Janice Mumphery, Recording Secretary

**Absent:** Vesta Beal-Shephard – Commissioner, Roland McCarthy – City Manager.

**Staff present:** Interim Police Chief Scott Farrow, Irene Cantrell, Fire Chief Augusta Telfair, Debra Perry, Jack Wood, Sr., Debbie Wright, David Wade, Mike Hathaway – Police Chief.

**Staff absent:** Steve Fulford

**Others Present:** Charlie Butts, DeVontae Hunt, Velesia Grant, Steven Edwards – Waste Management.

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

**Call to Order:** Commission Chair John Wiggins called the Work Session to order.

**Invocation:** Prayer was rendered by David Wade.

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

**Approval of Regular Session Minutes, August 17, 2021:** Commissioner Reeves moved to approve the minutes of August 17, 2021; seconded by Commissioner Bartee; the minutes of August 17, 2021 were approved by the Commission.

**Approval of Called Meeting Minutes, September 7, 2021:** Commissioner Reeves moved to approve the called meeting minutes of September 7, 2021; seconded by Commissioner Bartee; the minutes were approved by the Commission.

**Mr. Steve Edwards – Public Sector Account Manager for Waste Management:** Mr. Edwards stated he has heard that the City of Cordele will be requesting proposals (RFP's) for residential and commercial solid waste services; Mr. Edwards informed the Commission this is not a good idea because of the pandemic. Mr. Edward's requested the Commission to extend Waste Management contract for another year, to give Waste Management another chance to get garbage collection back to normal.

**DEPARTMENTAL HEAD REPORTS:**

**Finance Director – N/A**

David Wade reported – The Finance Department is getting ready for upcoming audit.



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### **Fire Chief – Augusta Telfair reported – July 29 – September 2, 2021**

15 fire alarm calls, 2 medical assistance calls, 1 medical call, 1 dumpster fire call, 1 vehicle fire call, 1 electrical fire, 4 motor vehicle accidents, 2 smoke investigation, 1 odor investigation, 1 propane gas leak, 1 stove fire, 1 rubbish fire, 1 power pole, 2 cancel in route calls.

### **Housing and Urban Development – Irene Cantrell reported.**

**CDBG 2020** – The River Valley Regional Commission Representative has advised the City Staff that we need to survey at least seven additional property owners, in hope of getting closer to our CDBG Grant Application's proposed number of 59 sewer system connections.

**CHIP 2018** – Ms. DaTonya C. Lewis, Community Housing Program Manager with DCA advising that the CHIP 2018 Contract amendment to extend the Grant Award period to December 31, 2022.

**CHIP 2018** – A memorandum dated August 30, 2021 from Ms. Brenda Wade, Grant Administration manager with Southwest Georgia Regional Commission explaining the further extended delay in the housing rehab program.

**CHPC** – The Historic Preservation Commission may meet in person or via phone conference on Wednesday, September 15, 2021 to consider any Certification of Preservation Applications.

**BZA** – The BZA Board met on Thursday, September 9<sup>th</sup>, to consider a variance request to locate a new manufactured home at Block 319, Lot 14, 606 W 5<sup>th</sup> Avenue. The Zoning designation is R-4, Multi-Family Residential District. The Board will make a recommendation to the City Commission on September 21, 2021.

**EDRLF** – There have not been any new requests for EDRLF Loan Application to be considered.

**CPC** – There have not been any new requests for annexations nor zoning amendment to come before the Planning Commission for consideration.

### **Chief Codes Official**

David Wade reported – Mr. Wade stated that there are seven ongoing projects, all of the projects are in various stages of completion.

Total of Job Valuations: \$5,270,577.00      Permit Fees: \$14,365.00

There are four pending jobs, plans have been approved, but work has not started yet; Christian Home Community; Starbucks – 1211 East 16<sup>th</sup> Avenue; T-Mobile – 1211 East 16<sup>th</sup> Avenue, mobile retail outlet; Family – 704 North 7<sup>th</sup> Street.

### **Personnel Director – David Wade reported**

Mr. Wade stated that the Commission gave authorization to look into a cost-study for a enhance retirement plan for Public Safety, along with regular employees; the cost-study is in the final days and the cost study should be in soon, there were a couple of loose ends to tie up, hopefully there will be a report at the next meeting.

\*\*\*Please see report that was submitted for information.

### **Interim Police Chief –Sammy Farrow reported – July 27 – September 1, 2021**

**Part 1 Crimes - 39:** Homicide/Murder – 0; Rape – 0; Robberies – (3) 2 armed/business, 1 armed/home invasion with warrant issued; Motor Vehicle Thefts – 0; Aggravated Assault – (9) 2 arrests, 1 juvenile arrest, 3 warrants requested; Larceny – (24) 6 shoplifting w/3 arrests and 1 warrant issued, 3 entering autos, 15 other thefts; Arson – 0; Burglary – (3) 3 residential – 1arrest.



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Part II Crimes – 135: Incidents Reported – 159; Family Violence Incident Reported – (11) 2 arrests; Miscellaneous Incidents – 95; Motor Vehicle Crashes – (66) 35 roadway, 31 private property; Arrests Made from Incidents – 71; Citations Issued – 165; Warnings Issued – 43.  
**Total Calls – 1543**

**Public Works – David Wade reported.**

**Cemetery/Parks**

- Seasonal grass maintenance in the cemeteries, alleys, holding ponds, and ditches is ongoing.
- Cemetery/Parks has completed 119 customers reported and routine maintenance work orders since our last commission report.

**Gas**

- The annual leak survey has been scheduled to begin in November.
- Public Awareness messaging for customers and non-customers living along a natural gas pipeline has been mailed. This is one of two PAP mailers required by federal regulation. The second mailing will go out in December.
- The Gas Department has completed 68 customers reported and routine maintenance work orders.

**Street**

- Replaced drain pipe under 7<sup>th</sup> Ave West.
- The Street Department has completed 31 customers reported and routine maintenance work orders.

**Engineering**

- 2020-0132 Circe K Expansion. The Circle K diesel expansion is open for business.
- 2021-0103 Annual 2021 SWMP report. In progress.
- The Engineering Department has completed 1 customer reported and 91 routine maintenance work orders for the stormwater system.

**UC&T – Debbie Wright reported.**

- Gallons pumped from the Wells for August, 2021: 55,000,000
- Treated at Waste Water Treatment Plant: 92,500,000
- 6.7 inches of rain in the month of August.
- Trickling Filter #1 is up and running and they are working on Trickling Filter #2
- Debbie Wright attended an all-day webinar on new Water Regulations and Revised Lead and Copper Rule. The things we are going to have to do before 2023 are staggering. This is going to create an immense amount of work for my department and Public Works.

**CITY MANAGER UPDATE: David Wade reported.**

**ACTION ITEMS:**

**Bench for Edward Beach:** The bench for Edward Beach is in and the Commission needs to decide what to engrave on the bench. Recommendation:

IN MEMORY - James Edward Beach - City Manager; July 1, 2013 thru December 1, 2020.



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Commission Chair asked the Commission to be prepared to vote on the engravement that will be put on the bench at the next meeting, which will be September 21, 2021.

**FOR YOUR INFORMATION:**

**Introduction of the new City of Cordele Police Department Chief:** David Wade introduced the new Police Chief, Michael Hathaway.

**SPLOST Funds received:** June SPLOST funds were in the amount of \$120,101.24.

**MEETINGS ATTENDED:**

**Meeting on August 18, 2021:** Cordele-Crisp IDC, Keep Crisp Beautiful, and ZOOM meeting to discuss the Park.

**Meeting August 20, 2021:** Landbank meeting attended on this date.

**Meeting on August 26, 2021:** Crisp Community Council Collaborative meeting.

**Meeting on August 26, 2021:** Pre-construction meeting on the 8th Street Project. HTS Construction has been given a Notice to Proceed date of September 27, 2021 and will have 180 days (March 25, 2022) in order to complete the project. The company asked if it was ready to start sooner could they, we said yes.

**MAJOR PROJECTS UPDATES**

**\*\*\*Sidewalks on 8th Street south of 24<sup>th</sup> Avenue:** The preconstruction meeting was held on August 26, 2021 at Public Works. A Notice to Proceed date of September 27, 2021, has been given to HTS Construction and they will have 180 days, March 25, 2022, in order to complete.

**\*\*\*Sidewalks on 13th Street south of 24<sup>th</sup> Avenue:** Funds for the 13th Street, South of 24th Avenue sidewalks are becoming available so, the City has asked Lanier Engineering to begin work on the designs and prepare for bidding.

**\*\*\*Inflow/Infiltration Program for Wastewater Collection/Treatment Project in Progress – SPLOST funds committed for project.** The city has been approved for a GEFA Loan to rehabilitate the Trickling Filter System this work is in progress.

**\*\*\*Gillespie-Selden Rehab Project/Urban Renewal**

- **2018 CHIP (Community Housing Improvement Program) Grant:** Work is currently being performed on the Environmental Documents for the potential housing rehabilitation of the home located at 307 South 12th Street. The CHIP Housing Inspector completed the home inspections located at 107 Ross Street, 509 West 18th Avenue and 211 West 27th Avenue. Contractor prepared bids and the Grant Administrator said that due to the pandemic the material costs were very high. So, the project has been put on hold at this time.
- **2020 CDBG:** All CDBG paperwork has been submitted to the State and the City has been approved for the drawdown of funds. Lanier Engineering is currently working on the project design and should be furnished within a few months. When the project design has been completed, we will be ready for the bidding process.



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- **Historic Gillespie Gardens:** This project will be done in the Gillespie-Selden Historic District, developers have filed tax credits to pursue project.

**\*\*\*Demolish Dilapidated Structures / Remove Abandoned Vehicles – In Progress with UBPO Cases:** Landbank Authority Board has been established and met for the 2<sup>nd</sup> time on February 19, 2021. Code Enforcements Officers will continue to work on cases. City Attorney is also working on dilapidated property.

### **ADMINISTRATION – FISCAL MATTER – David Wade reported.**

**2021 Tax Digest and 5-year History of Levy:** The Tax Digest and 5 Year History of Levy has been advertised in the local newspaper on September 11, 2021 and will be advertised again on September 15, 2021; a copy of the Tax Digest and 5 Year History is included in your packet. The valuation decreased by approximately \$15 million from last year, but the valuation is still an increase of approximately \$8 million over 2019. A millage rate of 11.060 will bring in approximately 2.6 million dollars and the City FY2022 budget revenue for these taxes are 2.6 million dollars. The Commission consideration of the 11.060 millage rate will be requested at the next Commission Meeting, which is September 21, 2021 at 5:30 PM.

**American Rescue Plan Act:** The City of Cordele has received the initial payment of \$1,964,462.00 dollars in Coronavirus State and Local Fiscal Recovery Funds. The Commission will need to discuss and decide how to spend these funds, within the parameters set by the Federal Government. Attached is a quote for doing the 48” CIPP leading to the Wastewater Treatment Plant. The Commission is asked to discuss this as being a project to be completed with these ARP funds. Commission Chair suggested to set up a Work Session to decide where to spend the funds.

### **ORDINANCES AND RESOLUTIONS**

**An Ordinance to adopt a new Ad Valorem Tax:** Commission discussion is requested for an Ordinance amending the City Code of the City of Cordele by adopting a new Ad Valorem Tax Ordinance; repealing all prior Ordinances in conflict herewith; and for other purposes:

### **OLD BUSINESS:**

**RFP for Residential and Commercial Solid Waste Collection Services:** Steve Edwards, Public Sector Account Manager, for Waste Management is requesting the Commission to give Waste Management a one-year extension to get back on track of things. He has spoken tonight and a discussion and decision will need to be made by the Commission on doing/not doing an RFP. Commissioners Bartee and Reeves stated that they are in favor of giving Waste Management a year's extension due to the situation with the Pandemic, this is causing hiring problems. Commissioner Rainey stated that there is not enough consistency, the contract needs to be modified, it needs to be more in depth before he can agree to extending the contract for another year. Commissioner Rainey stated the Commission needs to look at the contract and make changes to the contract. Commissioner Rainey stated that he would like for the City's Attorney Tommy Coleman to look at the contract to make changes. Mr. Coleman stated that the City has to give Waste Management notice by October 1, 2021, otherwise the contract will roll over to January 1, 2022, but they have to have notice by October 1, 2021.

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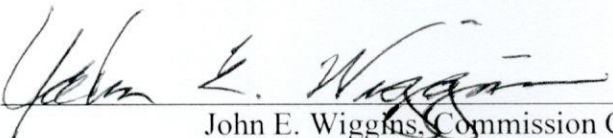
Mr. Coleman explained that the notice states that the City will not extend the contract, but it does not mean that the City can't negotiation with Waste Management and change the contract, if they don't agree to the new terms of the contract, then the City can go ahead and get another contractor. Commission Chair John Wiggins stated a decision will be made on this matter at the next meeting, which is September 21, 2021.

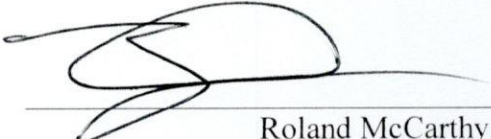
**NEW BUSINESS:**

**The County Meadow Park Project:** The commission needs to discuss the County's project as they will be asking the City to give them an easement to a ditch. The County has a CDBG Project to install a drainage system at Meadow Park and wants to install a pipe on the City's property that was donated to the City by Ben Turner Estates. This property attached to Gum Creek and has no direct access. Commission Chair John Wiggins stated a decision will be made on this matter at the next meeting, which is September 21, 2021.

**Executive Session:** Commissioner Bartee requested an Executive Session to discuss personnel matters; seconded by Commissioner Reeves; the motion was approved by the Commission.

**Adjourn:** Commissioner Bartee moved to adjourn the meeting at 5:48 p.m. and go into Executive Session.

  
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John E. Wiggins, Commission Chair

  
\_\_\_\_\_  
Roland McCarthy, City Manager

9/21/21

\_\_\_\_\_  
Date