

**MINUTES
CITY COMMISSION REGULAR MEETING
September 5, 2023**

The City of Cordele Commission held a Regular Meeting on September 5, 2023 at 9:00 AM, Cordele City Hall Courtroom, 501 North 7th Street, Cordele, Georgia with the following present:

| | |
|--|-------------------------------|
| Royce Reeves, Sr., Commission Vice Chair | Wesley Rainey, Commissioner |
| Vesta Beal Shephard, Commissioner | Isaac Owens – Commissioner |
| Angela Redding – City Manager | Tommy Coleman – City Attorney |
| Alisha Williams – Assistant City Clerk | |

Absent: Joshua Deriso, Commission Chair, Genivieve (Janice) Mumphery, Recording Secretary

Staff present: Rusty Bridgers – Finance Director, Fire Chief Todd Alligood, Lin Mercer – Codes Department, David Wade – Human Resource Director, Police Chief Jalon Heard, Steve Fulford – Asst. City Manager/Public Works Director, Debbie Wright – UC&T Director, Teddy Hubbard – UC&T Superintendent of Operations, Irene Cantrell – HUA Director, Jackie Walker – Chief Municipal Court Clerk.

Staff absent: Jack Wood, Sr.

Media Present: Deepayan Sinha, Ricky Smarr - South GA TV; Chris Lewis – Cordele Dispatch

Call to Order: Commission Vice Chair Royce Reeves, Sr., called the Meeting to order at 9:00 a.m.

INVOCATION: There was a moment of prayer.

PLEDGE ALLEGIANCE TO THE UNITED STATES FLAG: The Pledge of Allegiance was led by Commission Vice Chair Reeves.

ROLL CALL: A quorum was established.

| Attendee's Name | Title | Absent | Present |
|---------------------|----------------------------------|--------|---------|
| Joshua Deriso | Commission Chairman | ✓ | |
| Royce Reeves, Sr. | Commission Vice Chairman, Ward 2 | | ✓ |
| Vesta Beal-Shephard | Commissioner Ward 1 | | ✓ |
| Isaac Owens | Commissioner Ward 3 | | ✓ |
| Wesley Rainey | Commissioner Ward 4 | | ✓ |

APPROVAL OF AGENDA – September 5, 2023: Commissioner Shephard moved to approve the Agenda for September 5, 2023; seconded by Commissioner Owens; the minutes were approved by the Commission.

APPROVAL OF REGULAR MEETING MINUTES – August 15, 2023: Commissioner Rainey moved to approve the Minutes for August 15, 2023; seconded by Commissioner Shephard; the minutes were approved by the Commission.

APPROVAL OF RESIDENTIAL & COMMERCIAL SOLID WASTE SERVICES INTERVIEWS MINUTES – August 28, 2023: Commissioner Shephard moved to approve the

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Minutes for August 28, 2023; seconded by Commissioner Rainey; the minutes were approved by the Commission.

PUBLIC HEARING: Public Hearing opened at 9:02 AM.

City Manager Angela Redding stated the purpose of the Public Hearing:

1. To amend “The 1999 Zoning Ordinance” by amending the following:

Section 1. Paragraph 44 of Section 210 of the City of Cordele Zoning Code is amended by adding the following sentence:

“The main door or entryway of a principal building must face a public street.”

Section 2. Paragraph 65 of Section 210 is amended by adding the following sentence:

“Other than manufactured home parks, the chassis of any manufactured home located within the City of Cordele shall run parallel to a City Street. The main door or entryway shall face the street.”

Section 3. All ordinances or parts of ordinances in conflict herewith are repealed.

SPEAKERS:

Mr. Milton Holly: Mr. Holly stated he is a landowner in the City of Cordele. He stated if this Ordinance is passed, landowners will not be able to utilize their land in Cordele because the lots are perpendicular. A landowner cannot place a Mobile Home on a perpendicular lot, the lots are turned different from the way the Mobile Home are suppose to be positioned (facing the streets). If this Ordinance is passed, landowners will do be able to utilize their property. Mr. Holly stated, he does not think this Ordinance will be suitable for the younger generation who would like to start with a decent place to live. The Westside, Wards One and Two, is mostly composed of people who cannot afford to build a home and this Ordinance will hinder the younger generation. Mr. Holly stated, he does not think this is a fair Ordinance.

Mrs. Velesia Grant: Mrs. Grant stated, she wants this Ordinance because Cordele look like a Trailer Park on the Westside. She stated, Mobile Homes decreases property value, they are an eyesore within the Community. Mrs. Grant stated it is unfair that way the Mobile Homes are placed, no yard, no place for child(ren) to have a playground, no parking area. Mrs. Grant stated, she is against Mobile Homes being placed in neighborhoods because it degrades the Westside of town. If a landowner wants to purchase a Mobile Home, the Mobile Home needs to be in a Trailer Park, not in neighborhoods. Mrs. Grant stated she is for the Ordinance.

Mr. Harold Perry: Mr. Perry stated he is a small business owner in the City of Cordele, he also owns rental property and lots. He stated, he is against the Ordinance because, if you have a Trailer Park that is a commercial business, but for young people that are starting to live on their own, that inherits land from someone, it is almost impossible to build a home on a 50 x 150 lot.

City Manager Angela Redding stated the purpose of the Public Hearing. City Manager Angela Redding stated, this amendment is changing the published notification date from fifteen (15) days to thirty (30) days and the size of the signs that are posted for Public Hearings, which have already been changed. This is a State law that was approved, House Bill 1405.

2. To amend “The 1999 Zoning Ordinance”, by amending the following:

Section 1. Section 1010.3 (a) is repealed in its entirety and a new Section 1010.3 (a) is adopted as follows:

“(a) Published notice. At least thirty (30) days prior to the date set by the Board of Appeals for the public hearing, a written advertisement shall be published in a newspaper of general circulation within the municipal boundaries of the City of Cordele stating the date and time, the location, and purpose of the hearing, the location of the property being considered for the zoning action, the present zoning classification of the subject property, and a brief description of the nature of the zoning action proposed the subject property.”

Section 2. The first paragraph of Section 1010.3 (b) is repealed in its entirety and a new first paragraph of Section 1010.3 (b) is adopted as follows:

“(b) Posting of property. For all Board of Zoning Appeals hearings, the Chief Codes Official shall cause to have posted in a conspicuous place on the subject property a sign not less than thirty (30) days prior to the date of the Board of Zoning Appeals hearing. Such sign shall not be less than twenty-four inches (24) by thirty-two inches (32) in size, and shall contain information regarding the date and time, location, and purpose of the hearing before the Board of Appeals. No such public hearing shall take place until said signs have been posted for at least thirty (30) days. Signs shall be posted in accordance with the following rules:”

Section 3. All ordinances or parts of ordinances in conflict herewith are repealed.

SPEAKERS: None.

CLOSE PUBLIC HEARINGS: Commissioner Owens moved to close the Public Hearings at 9:15 AM; seconded by Commissioner Shephard; the motion was approved by the Commission.

REGULAR MEETING:

SPEAKERS APPEARANCES: Speakers will have five (5) minutes:

- a. **Mr. Harold Perry:** Unclean water at 404 West 3rd Avenue, Cordele, Georgia. Mr. Perry stated he is the property owner at 404 West 3rd Avenue, he has had problems with the water for several years. He is requesting the Commission to have someone to come out to the property so the problem can be solved.

Commissioner Owens: “How often are you changing the filters?”

Mr. Perry: The present one was put in August 15th, about two weeks.

Commissioner Owens “Is this a standard of changing the filters?”

Mr. Perry: “Sometime, on a monthly basis and sometime it might be longer.”

Commissioner Shephard: “What type pipes, do you have, galvanized or metal?”

Mr. Perry: “The entire house is PVC pipe.”

Commissioner Shephard: “So we need to know what type pipes are going to the property?”

City Manager Angela Redding: “Wastewater Treatment can provide a response, they were asked to go out after the last meeting.”

Mrs. Debbie Wright – UC&T Director: “You have different types of pipes, but the closest Well to Mr. Perry’s house is probably two miles and the water has to travel through the pipes to get to his house.”

Commissioner Owens: “With the water traveling to get to his house, will it pick up rust and a large amount of rust?”

Mrs. Wright: “It can pick up some rust and I find it odd that no one else in the neighborhood has a problem, no one has ever called.”

Commissioner Owens: “Has Wastewater Treatment checked with the neighbors in the neighborhood?”

Mrs. Wrights: “We have checked every house in the neighborhood. Just as Mr. Perry stated, this problem has been going on and we have addressed it. We got him a new water meter, thinking that was partially the cause; we had him connected to a larger water main, which we thought might be the cause, he stopped calling, so I assumed, everything was good until he came to the Meeting the other week. We have done everything I know to fix his problem.”

Mr. Teddy Hubbard – Wastewater Superintendent: “Everyone of you sitting up there and if I lived in the City, you live in the area, you would have the same problem Mr. Perry has. All of the City’s water has passed the State and it is good. If anyone of you all put a filter like Mr. Perry has, coming into to your house, you will have the same problem or same situation. The filter is doing what it is suppose to do.

Mr. Perry: “I disagree with what is being said.”

Commissioner Rainey: “What pipe did you use from the house to the meter?”

Mr. Perry: “PVC.” “I did not come to argue, I just want the Commission to help me with this problem.”

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

DEPARTMENT HEADS REPORTS:

1. FINANCE DIRECTOR: Rusty Bridgers Reported.

LOCAL OPTION SALES TAX (LOST)

| | | |
|------------|------------|-----------|
| 9/30/2022 | 218,847.17 | August |
| 10/31/2022 | 230,872.11 | September |
| 11/30/2022 | 228,292.88 | October |
| 12/29/2022 | 228,919.79 | November |
| 1/30/2023 | 237,469.63 | December |
| 2/27/2023 | 213,693.35 | January |
| 3/30/2023 | 204,834.30 | February |
| 4/28/2023 | 247,792.98 | March |
| 5/30/2023 | 218,788.37 | April |

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| 6/29/2023 | 225,004.69 | May |
| 7/28/2023 | 247,284.48 | June |
| 8/30/2023 | 247,433.94 | July |

SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST)

| | | |
|------------|------------|-----------|
| 9/25/2022 | 235,043.57 | July |
| 10/25/2022 | 212,136.34 | August |
| 11/23/2022 | 223,016.01 | September |
| 12/19/2022 | 221,910.45 | October |
| 1/30/2023 | 222,089.70 | November |
| 2/24/2023 | 228,904.97 | December |
| 3/28/2023 | 207,086.70 | January |
| 4/24/2023 | 198,730.99 | February |
| 5/22/2023 | 240,741.01 | March |
| 5/20/2023 | 211,944.08 | April |
| 7/31/2023 | 218,103.45 | May |
| 8/28/2023 | 240,433.14 | June |

TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX (TSPLOST)

| | | |
|------------|-----------|-----------|
| 9/30/2022 | 29,444.86 | August |
| 10/31/2022 | 30,007.53 | September |
| 11/30/2022 | 28,683.20 | October |
| 12/30/2022 | 29,474.82 | November |
| 1/31/2023 | 33,427.28 | December |
| 2/28/2023 | 26,894.52 | January |
| 3/31/2023 | 28,042.50 | February |
| 4/28/2023 | 31,510.17 | March |
| 5/31/2023 | 28,935.47 | April |
| 6/30/2023 | 29,283.20 | May |
| 8/1/2023 | 30,471.24 | June |
| 8/31/2023 | 32,988.99 | July |

Total Collected In August 2023 \$ 520,856.07

2. FIRE DEPARTMENT REPORT: Fire Chief Alligood Reported.

Reporting Period: July 27, 2023 – August 29, 2023

Calls for Service: Total 57

| | |
|------------------|----|
| Structure Fire | 0 |
| Grass Fire/Other | 2 |
| Vehicle Fire | 0 |
| Rubbish Fire | 1 |
| Fire Alarm | 10 |
| Smoke Scare | 1 |
| Miscellaneous | 4 |

| | |
|------------------------|----|
| Medical Assist | 31 |
| Motor Vehicle Accident | 7 |
| Chest Pains | 0 |
| Power Line Down | 0 |
| Assist Police | 1 |

Department News

- We completed training on Ladder 1, had the push-in ceremony at Station 1, and Ladder 1 is in service.
- Pinning ceremony for Deputy Chief Bullington was postponed due to weather.
- We enjoyed spending time with the community at Summer Fest. It was a success and we look forward to continuing our partnership with the Police Department at this annual event.
- Smoke Detector Blitz has been rescheduled for Saturday Oct. 7th.
- Began scheduling Fire Safety Programs for Fire Safety Month in Oct.

3. HOUSING AND URBAN DEVELOPMENT – Irene Cantrell Reported.

a. CORDELE PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission held a public hearing on August 17, 2023, regarding an amendment to “The 1999 Zoning Ordinance” considering the placing of a Manufactured homes on the land lot with the main door or entryway must face a public street.

b. BOARD OF ZONING APPEALS:

The Board of Zoning Appeals held a public hearing on August 17, 2023, a copy of the meeting minutes is enclosed for your consideration regarding an amendment to “The 1999 Zoning Ordinance”, Section 1. Section 1010.3 (a) “30 day Published Notice” and the Section 2. Section 1010.3 (b) “Posting of Property,” etc., Section 3. All ordinances or parts of ordinances in conflict herewith are repealed.

c. CORDELE HISTORIC PRESERVATION COMMISSION:

The Historic Preservation Commission has a tentative meeting scheduled for Wednesday, September 27, 2023, with one person (Jeff Sinnott) requesting to make a presentation before the Cordele Historic Preservation Commission.

**d. ECONOMIC DEVELOPMENT REVOLVING LOAN FUND
LIST OF LOANS**

- a. Hobo Café – First Loan
- b. Hobo Café – Second Loan
- c. Ray Ray’s Restaurant
- d. The Grant Building
- e. R & D Lawncare

e. CHIP 2018 GRANT PROGRAM:

The CHIP 2018 Rehab Grant Program has successfully completed two (2) homes. We are anticipating a memo from the DCA office to proceed with the next home as per our Southwest Georgia Regional Commission Grant Administrator.

f. CDBG 2020 SEWER IMPROVEMENTS PROJECT:

Lanier Engineering Firm has advised that the Contractor is working on the final punch list and they are also working on any possible change order items for the McLeod Subdivision sewer improvements project.

2. CODES REPORT: Lin Mercer Reported.

On-going Commercial Construction Projects:

In the month of August:

Finished all the required inspections for Foam Works Auto Spa.

Finished all the required inspections for Harris Phase Two.

Commercial Projects Added in August:

Papa John's Pizza

Warehouse at Big Tex Trailers

Total Commercial Job Valuations: \$33,886,598.00

Residential Construction Projects:

Finished all inspections for the Single-Family Home on Rockhouse Road.

Total Residential Valuation: \$12,430,923.00

Pending Jobs:

| | |
|-----------------------------------|---|
| Christian Homes Community | 24 apartment complex on West 25th Avenue. Plans approved. No work started yet. Permit not pulled yet. |
| Truck Stop/Convenience | 8th Avenue/North Greer Street. Waiting on plans. |
| Chick-Fil-A Remodel | 1711 East 16th Avenue. Plans approved. Permit waiting on payment. |
| Jones Petroleum Truck Stop | New Truck Stop at 2302 Highway 300. Plans received. Waiting on Land Disturbance Permit. |
| Murphy Gas Station | 1305 East 16th Avenue. Waiting on plans. |
| Single-Family Home | 1502 Fleming Road. Plans approved. Waiting on contractor to pick up permit. |

3. PERSONNEL DEPARTMENT: David Wade Reported.

Compensation and Classification Study: Most of all information; including, staffing information, organizational charts, payroll census has been submitted to Condrey and Associates. Every employee completed a Job Assessment, a written evaluation of their position, this has also been submitted to Condrey. However, the process is ongoing and is

moving smoothly. Telephone Interviews are set up for September 18-20, 2023, with employees.

August 23, 2023: Hired an Equipment Operator in the Cemetery & Parks Department.

August 28, 2023: Hired a Patrolperson in the Police Department.

September 5, 2023: Customer Service Clerk started in the Finance Department.

4. **MUNICIPAL COURT: Jackie Walker Reported.**

| | |
|------------------------------|-----|
| Total Traffic Cases | 240 |
| Total Criminal Cases: | 36 |
| Total Court Cases: | 276 |
| Bench Warrants Ordered: | 16 |
| License Suspensions Ordered: | 29 |

Total of Cash Bonds, Fines, Deposits Restitution, Web Payments: \$30,869.42

5. **POLICE DEPARTMENT – Police Chief Jalon Heard Reported.**

Part I Crimes 54

| | |
|----------------------|--|
| Homicide | 2 (1 juvenile arrest) |
| Robberies | 1 (Mitchell Bait/Tackle) |
| Motor Vehicle Thefts | 1 (1 Recovered) |
| Aggravated Assault | 12 (2 arrest) |
| Larceny (Theft) | 30 (12 entering autos, 7 shoplifting w/6 arrests, 11 other thefts) |
| Burglary | 8 (7 residential, 1 business) |

Part II Crimes 80

| | |
|--------------------------------|--------------|
| Incidents Reported | 181 |
| Community Contacts | 82 |
| Citations Issued | 86 |
| Warnings Issued | 72 |
| Total Calls for Service | 1,462 |

Departmental News:

- Had three (3) in house promotions, three Patrol Officers were promoted to Corporal. Hired one Patrol Officer, Mr. Cory Watson.
- Summerfest was a big success this year. It was much larger than last year's and we hope the event will be even larger in 2024.
- Funding for Summerfest – in the Police Department Budget, there is a Public Relations line item. It was a line item that was basically in our Budget and it is presented to the Commissioners each year, this year was the same, that line item was presented to the Commissioners and it was approved. We do budget money for the Community Events.
- Due to the generous donations from private, public and business within this Community; Summerfest cost the Police Department nothing.

Community Events:

- Coffee with a Cop at Cracker Barrel:** This event will be on September 20, 2023, 8:00 – 9:30 AM.

- b. **National Faith and Blue Weekend is October 6-9, 2023:** National Faith and Blue is partnerships with Faith Based Organizations and the Local Law Enforcement. We are organizing a Faith and Blue Coat Drive with Northern Heights Baptist Church. Donations are being collected at the Police Department and Northern Heights Baptist Church. The Police Department will give these items to the Community on October 7th, 9 AM – 12 PM at Northern Heights Baptist Church.
- c. **National Faith and Blue Worship Service:** This event will be held at Cross Culture Church on October 8th at 11:00 AM with Pastor Robbie Edalgo. A meal will be served after the morning service.

6. PUBLIC WORKS – Steve Fulford Reported.

- a. Bid for Regular LMIG: The bids for the Regular LMIG will be Thursday, September 7, 2023.
- b. SAP LMIG: Special LMIG that GDOT is providing will be held on September 26, 2023.
- c. Getting ready to put out bids for the Rehab Project. The Engineers have been working on it.
- d. The National Gas Leak Survey will also start this month (September).

7. UT&C – Teddy Hubbard Reported.

For the month of August:

| | |
|------------------------------------|---------------------|
| Water Treated | 1.761 MGD average * |
| Year to Date | 1.728 MGD average |
| Wastewater Treated | 3.156 MGD average* |
| Year to Date | 3.581 MGD average |
| Rainfall for the month of July was | 6.8”* |
| Total Rainfall for 2023 is | 37.44” |

Water restrictions put in place in 2010 are still in effect and have not changed. This allows for daily outdoor watering between the hours of 4pm and 10am.

We have had both of our Effluent Service Pumps to fail in August. The first one couldn't be repaired so they built another one and we installed it. We will buy another one this week.

We will be conducting an annual preventative maintenance program on all 7 lift stations in the very near future.

Commissioner Rainey asked if it would be possible to put an inline filter before the meter at Mr. Harold Perry's residence at 404 W 3rd Avenue to see if the City has a problem. Mr. Hubbard stated he would like to consult with Benny Harpe, Water Meter Superintendent, before he agrees to do this. The meter readers will be the ones who will do this. I will consult with Benny Harpe regarding this issue. There was a lengthy conversation regarding Mr. Perry's residence.

CODE ENFORCEMENT: Police Chief Heard Reported.

Chief Heard gave a report of the duties of Code Enforcement on a daily basis.

Code Enforcement Issues: Abandoned vehicles, overgrown property, and yard debris.

SAFEbuilt started today (September 5th). We look to be more proactive with Code Enforcement.

AGENDA ITEMS

1. Proclamation – Ricky Smarr
Commissioner Shephard presented the Proclamation to Ricky Smarr.
Commissioner Owens gave a special presentation to Ricky Smarr.
2. Consider Second Reading of An Ordinance Amending the City Code of the City of Cordele to Move Code Enforcement Implementation and Enforcement from the Community Development Department to the Police Department: Repealing All Ordinances in Conflict Herewith; And For Other Purpose.

Background Information

As presented during the Budget Workshop, Code Implementation and Enforcement is being transferred to the Police Department to streamline the process for reporting and handling of violations. This agenda item will amend the Code of Ordinances to reflect the transfer.

Commissioner Shephard moved to approve the Second Reading of an Ordinance; seconded by Commissioner Owens; the motion was approved by the Commission.

3. Consider and Approve the Second Reading of an Ordinance Amending the Zoning Code of the City of Cordele to provide for the principal building main door entryway to face a public street; to provide that the chassis of a Manufactured Home be parallel to a City Street; Repealing all Ordinances in Conflict Herewith; and For Other Purposes.
Commissioner Shephard moved to approve the Second Reading of an Ordinance; seconded by Commissioner Owens; the motion was approved by the Commission.
4. Consider and Approve the First Reading of An Ordinance Amending the Zoning Code of the City of Cordele to Provide for Notice of Hearing before the Board of Zoning Appeals; Repealing all Ordinances in Conflict Herewith; and For Other Purposes.
Commissioner Shephard moved to approve the First Reading of an Ordinance; seconded by Commissioner Owens; the motion was approved by the Commission.
5. Consider Appointment of Milton Holly to the Board of Zoning Appeals.
City Manager Angela Redding stated there was an advertisement placed in the Cordele Dispatch for the vacancy on the Board of Zoning and Appeals. The deadline to submit a letter of interest was August 23, 2023 and we only received one letter of interest and that was Mr. Holly.
Commissioner Owens moved to appoint Mr. Holly to the Board of Zoning Appeals; seconded by Commission Vice Chair Royce Reeves. Commissioner Owens voted aye; Commission Vice Chair Reeves voted aye; Commissioner Shephard vote nay; Commissioner Rainey voted nay. The motion failed.
The City Attorney Tommy Coleman stated, since it was one person that submitted a letter of interest, it could have been requested for further nominations to this Board. Mr. Coleman

suggested to ask for further nominations at the next City Commission Meeting. Mr. Holly can be nominated and anyone else who would like to be nominated for that position.

Commissioner Owens clarified for the next City Commission Meeting: He stated that this item should be placed back on the Agenda and nominate Mr. Holly again and it will be a full Commission, if it is a tie, the Chair will break the tie. Mr. Coleman agreed with Commissioner Owens.

6. Discussion: YES Building - 212 N 2nd Street.

City Manager Angela Redding stated she mentioned in her last report, the contract is up for the YES Building at 212 N. 2nd Street, it was placed on the Agenda for discussion. In your packet is a letter that was sent to each Elected Official, as well as, a letter to City Manager Redding, it is a Letter of Intent regarding the Community Center and Mr. Waters is here as well.

Commissioner Rainey moved to discuss this item; seconded by Commissioner Shephard; the motion was approved by the Commission.

Commissioner Rainey stated he thinks the building should be open to the public for those who has organizations that might be interested in the YES Building; to send the Commission letters to review and put a deadline on those that are interested.

Commissioner Owens asked if open to the public means give others time to submit a letter of interest. Commissioner Rainey stated "yes". Commissioner Owens stated in accordance to that, the agreement the City has with Mr. Waters and the use of the building, they will remain in the building until a decision is made. Mr. Waters will have the opportunity to submit a letter also. Give everyone fourteen days to submit a letter of interest. City Manager Angela Redding suggested to give the ones that are interested until Wednesday, September 13, 2023 by 5:00 PM to submit a letter. City Manager Angela Redding stated, as far as criteria, it is being opened up to all organizations within the City that has a program they can offer in the building. Now, as far as notification, it can be placed in the Cordele Dispatch and with a deadline of Wednesday, September 13th.

7. Discussion: Mobile Food Trucks

a. Time of operation

b. Sharing of the designated areas that the Commission assigned

Commissioner Rainey moved to discuss this item; seconded by Commissioner Shephard; the motion was approved by the Commission.

Commission Vice Chair Reeves stated, he was contacted by one of the Food Truck Vendors and he asked the reason why he could not park at a designated area if another Food Truck Vendor was parked there.

City Manager Angela Redding stated the City has Food Truck Fridays, but also the document check list and Ordinance is given to all Food Truck Vendors and they sign off on it. Food Truck Vendors need to notify the City Clerk's Office twenty-four hours in advance to set up at a location.

Time of operation: Commission Vice Chair Reeves he would like for the operation time to change for Food Trucks.

Commissioner Rainey stated to align the time with Alcohol Ordinance, which ends at 1:00 AM. For clarification, City Manager Angela Redding stated the Food Truck Vendor need to make sure they provide a letter from the property owner. The time is being changed to 1:00 AM and Food Trucks cannot serve alcohol.

Commissioner Owens stated he does not think the designated areas should not have the same time of 1:00 AM because the Community Clubhouse time ends at 11:00 PM.

Time changed to close Food Trucks: The time will be 1:00 AM for private property with written consent from the owner (owners' signature, date and time) and submitted to the City Clerk's Office within twenty-four hours before set-up of event.

Commissioner Rainey moved to amend the Food Truck Ordinance to allow Food Trucks to be on City Property until 11:00 PM and private property to 1:00 AM, the property owner has to send in written consent, which includes date and time of event (property owner not renter or lessor); seconded by Commissioner Shephard; the Commission approved the motion.

8. CITY MANAGER'S REPORT – City Manager Angela Redding Reported.

Manufactured Home Discussion

1. Limiting manufactured homes to Manufactured Home Parks and areas designated for manufactured homes. Manufactured Home Parks are Wrights located in block 152, 17th Avenue and 9th Street, Rainbow Drive and the Mobile Home Park located between Joe Wright Drive and 13th Street (Martin Luther King). Other areas designated for Manufactured Home are McLeod Subdivision, Drayton Estates, and South Point Estates.
2. Manufactured homes would be required to have an asphalt or concrete driveway.
3. Any developer/individual seeking to develop an area as a manufactured home park would be required to have no less than five acres and receive approval from the City Commission.
4. Manufactured homes would be removed from the R-4 and R-7.5 zoning. These zonings apply to most of the west side of Cordele.
5. Allow manufactured homes currently in the city and not located in one of the designated areas to be replaced for one of the following reasons:
 - Manufactured home destroyed by fire.
 - Replace with a new manufactured home.
 - Replacement must occur within six (6) months.

Motion: Commissioner Shephard moved to add to the guidelines for Manufactured Homes, replacement must occur within six (6) months; seconded by Commissioner Rainey; the motion was approved by the Commission.

RFP – Residential and Commercial Solid Waste Collection and Disposal Services

Five (5) Proposals were received. Interviews were held on Monday, August 8, 2023.

Request to Award Residential and Commercial Solid Waste Services to Express Disposal and begin contract negotiations. Services with Express Disposal will begin January 1, 2024.

Motion: Commissioner Shephard moved to Award Residential and Commercial Solid Waste Services to Express Disposal; seconded by Commissioner Rainey; the motion was approved by the Commission.

Sanitation Rates

Reminder – Sanitation rates will increase from \$19.95 to 20.85 with the first cycle this month.

Qualifications Information for Municipal Election

Qualification was held August 21st through August 25th. The following individuals qualified for the Municipal Election:

Ward 1

Milton Holly, Jr.
Vesta Beal Shephard (Incumbent)
George Whitehead, Jr.

Ward 4

Janes Wesley Rainey (Incumbent)

Additional Assistance – Public Works Department

Until procurement of the side arm mower, Public Works need additional assistance to clean ditches and keep right of way areas mowed.

Commissioner Shephard moved to discuss this item; seconded by Commissioner Rainey; the motion was approved by the Commission. There are four persons in Cemetery and Parks to keep the City clean, assistance is needed in that area until the side arm mower is purchased. There is some funding, but in the Budget we added contingency funds, these funds are available.

City Manager Angela Redding stated her recommendation would be to meet with Steve Fulford and they look at outsourcing just to get the areas cleaned up.

Motion: Commissioner Rainey moved to sub-contract out retention ponds and ditches, put it out for bid; seconded by Commissioner Shephard; the motion was approved by the Commission.

Website Contract

Request approval to award contract for website redesign to Granicus.

Motion: Commissioner Shephard moved to approve the contract to award the website redesign to Granicus; seconded Commissioner Owens; the motion was approved by the Commission.

Sales Tax Digest

The Sales Tax Digest is attached for review. Valuations increased for 2023. The millage rate is 11.060. Dates will be sent out for Public Hearings to the Commission.

Updated Authorized Positions

Organization charts were sent to Condrey and Associates for the Classification and Compensation Study. The list of Authorized Positions for each department will be updated. The updated authorized positions list will reflect the elimination of the Engineer Position in Community Development.

Police Vehicles

Two (2) new police vehicles have been delivered. The vehicles were programmed in the 2018 SPLOST.

Public Safety Appreciation Dinner

The Public Safety Appreciation Dinner will be held September 14, 2023 at the Cordele Lions Fair Grounds from 6:00 PM – 7:30 PM.

Downtown Cordele Music Festival

The Downtown Cordele Music Festival will be held on September 9, 2023, 105 East 9th Avenue, 10:00 AM until 4:00 PM.

9. CITY ATTORNEY’S REPORT: City Attorney Tommy Coleman.

Mr. Coleman stated he was tasked with finding a Hearing Officer for Ethics Complaints. He wanted for the person to be fair and not from Cordele, Georgia. He received an acceptance from a City Attorney from Vienna, Georgia. His name is Verlin Jones. Mr. Jones is ready to hear the Ethics Complaint. Mr. Coleman recommends Mr. Verlin Jones to the Commission. Commission Vice Chair Reeves stated he agree with Mr. Coleman and recommends Mr. Verlin Jones, he also stated he is ready to get this over with.

Motion: Commissioner Shephard moved to accept the services of Mr. Verlin Jones as the Hearing Officer for the Ethics Complaints; seconded by Commissioner Rainey. The motion was approved with a 3/1 vote; Commission Vice Chair Reeves voted aye; Commissioner Shephard voted aye; Commissioner Rainey voted aye; Commissioner Owens voted nay.

10. EXECUTIVE SESSION: (For Personnel, Litigation, Real Estate): No Executive Session.

11. ADJOURNMENT: Commissioner Owens moved to adjourn the Meeting at 10:50 AM; seconded by Commissioner Shephard; the motion was approved by the Commission.

APPROVED