

Sandersville City Council

Working Session Minutes

March 2, 2026 – 4:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Amber Cook, Utility Billing Director	
Mayor Pro Tem Jeffery Smith	Jason Boatright, Fire Chief	
Council Member Mayme Dennis	Vic Cuyler, Police Chief	
Council Member Deborah Brown	Kennan Howard, Attorney	
Council Member Ben Salter	Chris Walker, Public Works Director	
Kandice Hartley, City Manager	Ben Avant, Building & Zoning Manager	
Gloria Waller, City Clerk	Alex Lowe, Water/Wastewater Director	Greg Taylor, Electric Director

Mayor Andrews called the March 2, 2026 meeting of the Sandersville City Council Working Session to order at 4:00 P.M.

Stevie Martin presented plans for a mobile home park on E. McCarty St. Martin is asking for permission to tie into the city's water and sewer. The park will be single-wide mobile homes that are 15 X 66 3 bedrooms, 2 baths with an on-site office. There would be one master meter and the water would be included in the rent. This would allow the tenants not to have to go through the struggle of trying to get water turned on in their name. The first phase is 12 to 14 homes with plans on capping out around 40, maybe 50 units total over the next couple years. Mayor Andrews said a decision would not be made tonight. There were a lot of issues to consider, capacity being the main one. Council Member Dennis said that this should be annexed into the city and separate meters should be put in. Dennis said a developer inside the city limits would be required to put in individual meters. Alex Lowe, Water/Wastewater Director and David Tyree, Turnipseed Engineering said we have to consider if the treatment plant can handle the capacity on adding more residents to the system. Mayor Pro Tem Smith asked if these would go through Davisboro Lift Station. Lowe said yes, and we have a big blockage at the moment on Hines St and East McCarty St. and these also go through that lift station. Lowe said we already have issues from that area that we are having to address now after this past week's rain. Council Member Dennis said she was surprised to find out that the other trailer park was given water and sewer and had not had to come before council and ask. Dennis asked Director Lowe to speak on how adding outside customers to the City's water and sewer service was done in the past. Director Lowe said he met with Rick Jackson out at his property. Mr. Jackson told him that this was going to be investment property/rental property, which at that time the lot wasn't even clear. Lowe said when he was looking at it, it was from the road. Lowe said he thought at most they could get two, three or four homes there. Council Member Dennis asked so you thought it was single-family residential homes? Lowe said yes. Lowe told Mr. Jackson that he didn't have time to do this because they were very busy. Jackson said he could put in the taps and Lowe could approve them and they could pay outside rates. City Manager Hartley said we still are not charging enough to cover our tap fees. Dennis said if we are putting in subdivisions, trailer parks they need to be annexed into the City. Dennis said we required Walden Woods to annex in when they wanted water and sewer. She said she does not agree with it unless they agree to come into the city limits. Mr. Martin stated the city doesn't allow what he's trying to do. The city doesn't allow single wide mobile homes. Council Member Dennis said you can still do the park with a double wide mobile home. Mr. Martin said that would be very costly. Mr. Martin said SanWar has 160 RV units out on their property and what's to stop them from moving them out and putting single wide trailers in. Martin said they are already tied to the City. Kandice Hartley, City Manager said we provide water out there. We don't do sewage. Will Daniel said that the city does provide sewage to SanWar. SanWar keep all the solids and only pump the liquid to the City. Mayor Andrews asked Manager Hartley to look into this. Attorney Howard discussed two issues – Service Delivery Strategy and capacity. Council continued to discuss issue with the mobile home park.

Mayor Andrews asked Will Daniel to come up and present his plans. Mr. Daniel presented plans to put a mobile home park on Anderson Dr. The park would have double wide mobile homes with porches and under penning. Each mobile home would have its own water meter. Daniel would provide septic tanks for sewage. Council Member Dennis reiterated that they would have to be annexed into the city as far as she was concerned.

Mayor Andrews told Mr. Martin and Mr. Daniel that the council would have a decision in 2-3 weeks.

City Manager Hartley reviewed items four and five on the agenda. Item four is for a special exception for Pine Forest Drive to allow a mobile home to be placed in an R-2 zone. Item five is the resolution for the Washington County Joint Comprehensive plan for 2026 – 2031. Council Member Dennis

said she received a copy of it this afternoon and felt that council should have more input in it. Manager Hartley said that the city has representatives on the committee. Hartley also reported that the Community Development Block Grant cannot be used for MLK because there are not enough residents. The City will now use it for Grand Street and the public hearing is scheduled for March 16th at 6:00 at Council Chambers. Hartley also presented the council with information on who Hines Street was named after. Council Member Dennis said they are not ready to make a recommendation on the renaming yet.

Council Member Dennis reported that she took a lot of pictures of the recent flooding on Hines and Henderson St. Mayor Andrews said he has tried to speak with the 3 residents that will not sign the easement but has not been able to. Dennis said we have to take care of our infrastructure and our residents first. David Tyree said he will continue to look at options to elevate some of the water in that area.

Council Member Deborah Brown said residents on Grand Street were very excited about the Community Development Block Grant.

Allison Doolittle came before Council to talk about the speed zone at Brentwood and she had several questions. Could it be possible to get flashing lights to help notify people that it's a school zone, why is the speed limit 25MPH and other schools around Georgia are 35MPH. The times are not correct and is there not a Georgia company that would run this. Doolittle said you should not get a ticket in Georgia then have to talk with someone in Tennessee about it. Are the camera's calibrated and by who? Chief Cuyler said there was a grace period from 10/2/25 until 12/9/25 when they started citing people and it was posted on social media. Doolittle said she didn't have social media and thinks there should be flashing lights. Doolittle said the tickets are given in the name of who owns the car not who's driving the car. Cuyler said if a person receives a ticket and they want to dispute it they can. They will be given a court date to appear. Blue Line will send someone down for the court date and to calibrate the cameras. Doolittle said signs are not posted on the Linton Road side. Cuyler will look into this. Doolittle said the biggest thing is the flashing signs. Cuyler will look into the flashing signs.