

Sandersville City Council

Meeting Minutes

March 30, 2026 – 5:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Vic Cuyler, Police Chief
Mayor Pro Tem Jeffery Smith	Kennan Howard, Attorney
Council Member Mayme Dennis	Ben Avant, Building & Zoning Manager
Council Member Deborah Brown – via phone	Alex Lowe, Water/Wastewater Director
Council Member Danny Brown	Gloria Waller, City Clerk
Council Member Ben Salter	
Kandice Hartley, City Manager	

Mayor Andrews called the March 30, 2026 meeting of the Sandersville City Council to order at 5:00 P.M.

Council Member Dennis gave the invocation, and Ben Avant led the pledge to the American flag.

APPROVAL OF MINUTES

Council Member Danny Brown made a motion to approve the minutes from March 16, 2026 meeting. Council Member Salter seconded, and the motion passed unanimously.

Mayor Andrews asked Stevie Martin if he would like to say anything else regarding his request for outside city water/sewer services before the council takes a vote. Mr. Martin said he did not have anything else to add.

Mayor Andrews then asked for a motion to approve or deny city water and city sewer services to be available on county property at parcel 110-033 Hwy 24 East.

CITY WATER AND CITY SEWER SERVICES FOR MARTIN PROPERTY

Council Member Dennis made a motion to deny city water and city sewer services to be available on county property at parcel 110-033 Hwy 24 East. Council Member Salter seconded and the motion passed with favorable votes from Council Members Deborah Brown and Mayor Pro Tem Smith. Council Member Danny Brown declined to vote as he stated he didn't know enough about the issue as he was not at the previous council meeting.

Attorney Howard reviewed item number 5 on the agenda. Howard said there is nothing else we can do without these easements. Council Member Dennis said she thought we had until June to withdraw. Manager Hartley said David Tyree of Turnipseed Engineers said there was no work around without these easements. Mayor Andrews said he had spoken with 2 of the residents and they were not going to sign. The sewer repair that is being done on Smith Street will help with some of the water issues. Mayor Andrews said that maybe we would re-apply in the future.

SEID GRANT WITHDRAWAL

Council Member Dennis made a motion to withdraw the grant award of \$500,000 from the State Economic & Development (SEID) Program for the Tybee Community Drainage Improvements due to lack of easements from six property owners. Council Member Salter seconded and the motion passed unanimously.

Alex Lowe reported on the bid for the emergency repair for Smith Street sewer rehab project. Lowe said he had several people look at the project but Brooks Brothers were the only one who bid on it. The sewer line is very close to a house. They did get some of the obstruction cut out. These lines were relined in 2018 or 2019. Mayor Pro Tem Smith asked if there was any warranty. Lowe said 1 year. The plan is to re-camera the area in 1 year to see if it is still holding.

BID AWARD FOR EMERGENCY REPAIR FOR SMITH STREET SEWER REHAB PROJECT

Mayor Pro Tem Smith made a motion to award a bid to Brooks Brothers in the amount of \$364,000.00 for emergency repair of the Smith Street sewer rehab project. Council member Salter seconded and the motion passed unanimously.

Council Member Dennis stated that she had two issues to discuss. First, she noted that some lots where dilapidated houses had been demolished are now smaller than the current requirements, creating challenges for residents who wish to rebuild. She emphasized the need for a process that allows citizens to move forward without unnecessary obstacles. Building and Zoning Manager Avant responded that all variance requests must be submitted to the Council for approval. Dennis said that the second issue was block parties. We need a policy addressing this. Chief Cuyler said that those go through the Special Event process and they are approved or denied by him. Cuyler said they respond if someone has a noise complaint. Dennis said we need to look at our ordinances on this and require private security.

PUBLIC COMMENT

April Johnson came before council stating that she owned 102 Pine Forrest Dr. and wanted to use it as a foster home but was told she could not. She planned on using this as a foster home like the one she already has on that street. The children are under constant supervision, and she has never received any complaints from the other residents on the street. She was told a City Council Member was going house to house trying to get the residents to go against her having another foster home in this area. Ms. Johnson said that the previous Building & Zoning Manager knew what she was planning on doing with the home. She has spoken with the City Attorney and wanted to follow up on the next steps.

Council Member Dennis said it was her and Vivian Jones talking with neighbors but it was during her annual district 1 meet and greet and she did not try to get residents to complain about this. She had one residence ask about it. There was a moratorium put in place on these types of homes that requires a certain distance from others. Dennis said that when she and Vivian Jones met with residents but no one brought up a petition. Mayor Pro Tem Smith asked Ms. Johnson was she planning on living there and she said no. Building & Zoning Manager Avant reviewed the time of Ms. Johnson application. Attorney Howard said that she still could put these types on homes in C1 and C2 zones and R3 by Special Exception with a distance of 2500 ft apart.

Cassandra Jackson questioned council why Stevie Martin was not allowed to complete his project. A house down the road close to Sisters Church was allowed to several years ago. Attorney Howard explained to her it was about service delivery strategy and if property was not annexed in, we have no control of them. We have to make sure we can meet the needs of the citizens of Sandersville first. The county doesn't have any zoning ordinances so mobile home parks can be put anywhere. Ms. Jackson asked about the one across the street and why they were given city services. Howard said this was done without approval from council. Mayor Andrews said if Martin would change the scope of his project and annex into the city they would agree to it. Martin said he couldn't afford to put double wide mobile homes and all meet the cities' requirements. Council Member Dennis said she wanted it on the records that she didn't say it was going to be a slum area. Jackson asked about housing in the city and Mayor Pro Tem Smith said that a developer was going to build twenty townhomes up close to the new Linton Park.

ADJOURNMENT

Mayor Pro Tem Smith made a motion to adjourn the meeting. Council Member Danny Brown seconded and the motion passed unanimously.

James W. Andrews, Mayor

Gloria Waller, City Clerk

Date