

Sandersville City Council

Working Session Minutes

May 18, 2026 – 4:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Lee Waddell, IT Manager
Mayor Pro Tem Jeffery Smith	Leslie Williams, Finance Officer
Council Member Mayme Dennis	Vic Cuyler, Police Chief
Council Member Deborah Brown	Ben Avant, Building & Zoning Manager
Council Member Danny Brown	Carson Daley, Mainstreet & DDA Manager
Council Member Ben Salter	Jason Boatright, Fire Chief
Kandice Hartley, City Manager	Gloria Waller, City Clerk
Keenan Howard, City Attorney	Greg Taylor, Electric Director
Alex Lowe, Water/Wastewater Director	Chris Walker, Public Works Director

Mayor Andrews called the May 18, 2026 Working Session of the Sandersville City Council to order at 4:00 P.M.

Matthew Bingham of Midstate Quality Homes presented plans for a manufactured home community to the Council. He explained the difference between a 3/12 and 4/12 roof pitch and stated that his goal was to create affordable housing for the community. Mr. Bingham also discussed the cost differences associated with the two roof pitch options.

Council Member Dennis stated that she had spoken with several different manufacturers and noted that there is a remarkable difference between the roof pitches. She added that it would not be fair to builders who are required to follow the 4/12 roof pitch requirement for stick-built homes. Council then discussed the annexation request and the issue of 3/12 versus 4/12 roof pitches.

Carson Daley, Mainstreet and Downtown Development Authority (DDA) Manager, reported that the City has been recognized as a Mainstreet Community.

Alex Lowe, Water/Wastewater Director, presented item #8 on the agenda regarding the maintenance contract for the city water tanks. Lowe introduced Lee Smallwood with USG, who reviewed the proposed maintenance contract for the city tanks. City Manager Kandice Hartley stated that funding for the contract had been budgeted for the year, although not at the full required amount. Attorney Howard is currently reviewing the contract.

Lowe also presented Item #9 concerning watershed protection plan sampling, which is a new requirement from the Environmental Protection Division (EPD). Council Member Dennis asked whether this was the only bid received, and Lowe confirmed that it was. Council discussed the matter and recommended obtaining an additional bid before approval.

Ben Avant, Building and Zoning Manager, provided an update on permits and code enforcement cases. Avant also reviewed Item #5 on the agenda, noting that the applicant is requesting approval for a 3/12 roof pitch while meeting all other requirements. Council Member Dennis asked whether the request had been presented to Planning and Zoning (P&Z), and Avant confirmed that it had. He stated that P&Z approved the request with the condition of a 4/12 roof pitch. Council Member Dennis also asked whether residents are provided with all requirements when applying for a special exception, and Avant confirmed that they are.

Avant further reviewed Item #6, explaining that the request had been revised to annex only four lots into the city for water service only. Attorney Howard stated that he needs to review the Service Delivery Strategy and recommended tabling the item until the next meeting.

City Manager Kandice Hartley reviewed Item #7, which is the second reading of Ordinance #2026-01 amending the table of permitted uses for bitcoin and data mining operations.

Council Member Dennis reminded everyone that the District 1 cleanup on Hines Street will take place on May 29. Volunteers will meet at Harris Park at 9:00 a.m.

Council Member Deborah Brown stated that she has received several calls regarding the school zone cameras, with some residents receiving tickets on weekends. Hartley responded that tickets are not issued on weekends. Hartley stated that the hours are posted on the sign, however she asked the citizen to come forward and provide his information so she could look into this issue because the camera does not issue tickets outside of the posted times. Chief Cuyler stated that he would look into the matter.