

Sandersville City Council

Working Session Minutes

July 6, 2026 – 4:00 P.M.

Council Members and City Employees present:

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

Mayor Andrews called the July 6, 2026 Working Session of the Sandersville City Council to order at 4:00 P.M.

Kandice Hartley, City Manager introduced Brad Day with Smith Douglas Housing. Mr. Day presented the Letter of Intent to establish a Development Agreement for a public private partnership with Smith Douglas Housing. The grant has not been awarded yet, but if the council agrees the letter of intent will need to be signed tonight. This is the first part of the application. Mr. Day showed a rendering of a project they are working on in Thomaston. The plan is for 68 houses with lots of green space. Day said we are asking One Georgia Authority to give the city \$2.5 million for water/sewer/roads. If awarded the grant the council will have to formally accept it. Council Member Dennis asked what is considered affordable housing. Day said \$150K to \$230K. Buyers will have options of floor plans, and additional options. Smith Douglas will do pre-sales and there will be an HOA that the home owners will manage. Mr. Day said the risk for the city is that we are putting in the infrastructure with grant monies and if for some reason the project didn't get completed the city would have to pay back whatever percentage was not completed. The developer would be responsible for any amount over the \$2.5 million. Council continued to discussed with Mr. Day regarding the project.

Vic Cuyler, Police Chief presented item #7 on the agenda. This is the contract for animal control services for the City of Toombsboro for 6 months. Council Member Dennis asked why not do the contract for a year. Chief Cuyler said they have not asked for it but he will talk with them before this contract expires.

Alex Lowe, Water/Wastewater Director presented item #8 on the agenda. Lowe said this is an invoice from Brooks Brothers for the emergency repair of the sewer on Smith St. Council Member Dennis said there is still drainage issues on Hines St that Brooks Brothers were to fix from the first contract. Attorney Howard said that we need to get with David Tyree, Turnipseed Engineering on the issues. Lowe will reach out to Tyree and have him come and look at the area and report back to council.

Lowe also presented item #10 on the agenda. This is a bid award for the mobile office for the Wastewater Treatment Plant. This is a CIP project and will come in under the estimated amount. The lowest bid didn't have a bathroom so they chose the second to lowest bid.

Kandice Hartley, City Manager presented items #12 and #13 on the agenda. Hartley said this is for reopening the E. McCarty St. force main. This is for a grant but we have not been awarded it yet. This is the process you have to go through. She and Lowe have talked with the regional commission about this and have reviewed engineers for this project. After reviewing the all the engineer proposals, they have decided on Parker Engineering. Again, Hartley wanted to stress we have not been awarded this grant yet. Mayor Pro Tem Smith asked if there was a way to secure the right of ways before

the project begins. Attorney Howard said this project will most likely not require us having to securing right of ways since this is reopening a main that is already there.

Ben Avant, Planning and Zoning Manager presented #2026-04 variance request for a roof pitch change from the 4/12 to 3/12. Council Member Dennis asked why did they not ask for this when they came and asked for the annexation. The representative said it was not a problem when the originally asked for the annexation. Hartley said they had already purchased the homes with a 3/12 roof pitch. Mayor Andrews said that we have been talking about affordable houses for years and we should be more flexible on these variances. Council Member Dennis said you need to be consistence and go by the 4/12 requirement. Council Member Danny Brown asked what was out there in the area. Avant said there was various types of houses in the area.

Avant presented #2026-08 Mid State Reality. They are asking for a decrease in the setbacks from 60ft to 30ft and the square footage from 1000 to 800 for stick-built homes. They are wanting to build tiny homes.

Gloria Waller, City Clerk presented item #9 on the agenda. Mr. Alvin Rogers has presented a petition for speed bumps on Cooley Dr. Waller said she had verified the names/addresses on the petition. Rogers got 9 out 13 homes on the petition. Council Member Dennis said she had spoken with Rogers and pin pointed the areas for the speed bumps and it looks like 3 would be needed. Dennis asked Chris Walker, Public Works Director to have them installed. Dennis also asked Walker about the rumble strips for Franklin Haynes Dr at the new 4-way stop. Walker said they were on order.

Attorney Howard told the council he had reviewed the LOI on the agenda and he was good with it.

Mayor Andrews thanked all the volunteers who helped with the 250th celebration.

Mayor Pro Tem Smith commented that the banners around town looked great.

Council Member Dennis said that she was not aware of any issues with the new 4-way stop. Dennis said that she received her 400 hrs. award for continuing education with GMA.

Council Member Deborah Brown said she attended the GMA convention last week and it was very informative.

Council Member Salter said that the recreation department plans to start on the new department and road within the next 30 days with a completion date of Spring/2027.

Sandersville City Council

Meeting Minutes

July 6, 2026 – 5:00 P.M.

Council Members and City Employees present:

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

Mayor Andrews called the July 6, 2026 meeting of the Sandersville City Council to order at 5:00 P.M.

Pastor Lee Lacey gave the invocation, and Gary Bussell led the pledge to the American flag.

APPROVAL OF MINUTES

Council Member Danny Brown made a motion to approve the minutes from June 15, 2026 meeting. Council Member Dennis seconded, and the motion passed unanimously.

PUBLIC HEARING

Council Member Danny Brown made a motion to enter into the Public Hearing. Council Member Dennis seconded, and the motion passed unanimously.

Request #2026-04; Request is a variance on the roof pitch from a 4/12 to 3/12 for the manufactured homes to be placed on newly annexed parcel on North Anderson Dr. property was annexed R-3 (Multi-family).

Mayor Andrews asked if anyone was to speak for or against the variance request and there were no comments.

Request #2026-08; Request is a variance to decrease the setbacks in the R4 zone from 60ft to 30ft and from 1000sq ft minimum to 800sq ft minimum to accommodate stick-built homes. This parcel is #110-007, owned by Mid-State Realty Corp.

Houston Channell, Mid State Realty Corp. reported that some of the lots in the area are unusable due to the size requirements and that is why he is asking for a variance to decrease the set back from 60ft to 30ft. Mr. Channell also asked for a decrease in minimum sq footage from 1000 sq ft to 800 sq ft. He plans to build stick-built homes on the lots for rentals. Channell said he is trying to improve the area and has been removing old mobile homes that are not useable. Council Member Dennis asked approximately what would the rent be on the new homes. Channell said most likely \$700 or more.

Mayor Andrews asked if there were any opposition or comments and there were none.

REQUEST #2026-08; VARIANCE ON SET BACKS AND SQUARE FOOTAGE

Council Member Dennis made a motion to approve Request #2026-08; Request is a variance to decrease the setbacks in the R4 zone from 60ft to 30ft and from 1000sq ft minimum to 800sq ft minimum to accommodate stick-built homes. This parcel is #110-007, owned by Mid-State Realty Corp. Council Member Salter seconded, and the motion passed unanimously.

REQUEST #2026-04; VARIANCE ON ROOF PITCH

Council Member Dennis made a motion to deny Request #2026-04; Request is a variance on the roof pitch from a 4/12 to 3/12 for the manufactured homes to be placed on newly annexed parcel on North Anderson Dr. property was annexed R-3 (Multi-family). Council Member Deborah Brown seconded.

Council Member Danny Brown made a motion to approve Request #2026-04; Request is a variance on the roof pitch from a 4/12 to 3/12 for the manufactured homes to be placed on newly annexed parcel on North Anderson Dr. property was annexed R-3 (Multi-family). Mayor Pro Tem seconded. The motion passed with favorable votes from Council Member Danny Brown, Mayor Pro Tem Smith and Council Member Salter.

TOOMSBORO ANIMAL CONTROL CONTRACT

Council Member Salter made a motion to approve renewing a contract with the City of Toomsboro for Animal Control services beginning August 1, 2026 to January 1, 2027. Council Member Danny Brown seconded, and the motion passed unanimously.

BROOKS BROTHERS INVOICE FOR SEWER REPAIR ON S. SMITH ST.

Council Member Salter made a motion to approve an invoice from Brooks Brothers in the amount of \$145,500.00 for emergency repair of sewer on S. Smith St. Council Member Danny Brown seconded, and the motion passed unanimously.

Mayor Pro Tem Smith said that we need to get with David Tyree, Turnipseed Engineering and look at the drainage on Hines St again. Kandice Harlley, City Manager said she would have Mr. Tyree coming to the next council meeting and discuss with council.

SPEED BUMPS ON COOLEY DRIVE

Council Member Dennis made a motion to allow speed bumps on Cooley Drive. Mayor Pro Tem Smith seconded, and the motion passed unanimously.

BID AWARD FOR WASTEWATER TREATMENT PLANT MOBILE OFFICE TRAILER

Council Member Deborah Brown made a motion to award a bid to Mobile Modular Management Corp in the amount of \$59,713.00 for the Wastewater Treatment Plant Mobile Office Trailer. Council Member Salter seconded, and the motion passed unanimously.

LOI FOR DEVELOPMENT AGREEMENT WITH SMITH DOUGLAS HOMES

Council Member Danny Brown made a motion to authorize the Mayor to Execute a Work Force Housing letter of intent to establish a Development Agreement for a public private partnership with Smith Douglas Homes. Mayor Pro Tem Smith seconded, and the motion passed unanimously.

2026 CDBG APPLICATION AWARD TO PARKER ENGINEERING

Council Member Dennis made a motion to award the 2026 Community Development Block Grant – Disaster Recovery application to Parker Engineering. Council Member Deborah Brown seconded, and the motion passed unanimously.

RESOLUTION #2026-11- CDGB – DISASTER RECOVERY

Council Member Dennis made a motion to adopt Resolution #2026-11; A Resolution for the City of Sandersville Community Development Block Grant – Disaster Recovery. Council Member Salter seconded, and the motion passed unanimously.

PUBLIC COMMENT

County Commissioner Frank Simmons, 337 Hines St thanked the council for installing the flashing stop signs at the railroad crossing.

Mayor Pro Tem Smith commented that the new City of Sandersville app provides all kinds of information and hopes all citizens sign up for it.

Cassandra Jackson asked if the 3/12 roof pitch was now for all houses. City Manager Hartley said no citizens still have to ask for it and it’s on a case-by-case basis. The ordinance stays the same.

Kelvin Jordan asked the council how Brooks Brothers keep getting contracts when they didn’t complete the work from the first contract on Hines St/Smith St. Sewer was coming up in the Smith St. Mayor Andrews said that we are having David Tyree, Turnipseed Engineering come back and look at the Tybee Project. Council Member Dennis said she would be available to meet Mr. Tyree over there to look at the water issues.

ADJOURNMENT

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

W. Andrews, Mayor

James

Gloria Waller, City Clerk

Date