

Sandersville City Council
Working Session Minutes
August 17, 2026 – 4:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Jason Boatright, Fire Chief
Mayor Pro Tem Jeffery Smith	Chris Walker, Public Works Director
Council Member Mayme Dennis	Alex Lowe, Water/Wastewater Director
Council Member Deborah Brown	Greg Taylor, Electric Director
Council Member Danny Brown	Amber Cook, Utility Billing Manager
Council Member Ben Salter	Nichole Wasson, Assistant City Clerk
Kandice Hartley, City Manager	Brian Shelton, Deputy Police Chief
Keenan Howard, Attorney	Gloria Waller, City Clerk
Ben Avant, Planning & Zoning Manager	

Mayor Andrews called the August 17, 2026 working session of the Sandersville City Council to order at 4:00 P.M.

Kandice Hartley, City Manager, Tom Berry, Consultant, Kennan Hooward, City Attorney and Keith Porterfield, Attorney with Cook and Associates reviewed and discussed each section of the second amendment contract for electrical services with Council. Council Member Dennis asked if CleanSpark was purchasing an additional 122 acres of land and Hartley stated they have already purchased it. Dennis said that was too large of a footprint for them to have to bring in additional data centers. Hartley continued to review the amendment. Howard said that CleanSpark would be responsible for all the cost of the new infrastructure. Dennis continued to express concern about the number of acres purchased and said there should be something in the amendment that limits them to the number of acres. Keith said they couldn't exceed the 248MW of power that they have now. Council continued to discuss the amendment.

Eddie Kleid, Levi Kerlin and Brad Day with Smith Douglas Homes answered questions regarding the Special Exception and Variance on the agenda. Council Member Dennis asked about square footage of the homes. Kleid said most would be between 1,000 and 1,300 sq ft. with some larger units also available. The price point for the basic 1,000 sq ft house is \$159,900 or possible lower. Council Member Salter expressed concern lowering the setback between homes. Kleid said they could keep it at 10ft. Kleid also said most of the units will have one car garages with the bigger homes having the option of a two car garage.

Alex Lowe, Water/Wastewater Director discussed item # 7 on the agenda. This invoice is for the rehab of Well #6. Lowe said the camera showed the screen was 60 – 80% blockage. Also, he reviewed data showing the lead and copper results have decreased over a years' time frame. This was due to the increase in chemicals used.

Kandice Hartley reviewed items # 8 and 9 on the agenda. These items are for the Christene Harris Park playground equipment and shelter shade. It came in a little over budget. Council Member Dennis said that Police Department needs to be diligent about the camera's and locking the gates at the necessary time.

Keenan Howard, Attorney reviewed the IGA with council. This is for the 8/10 of a mile on E. McCarty St.

Council Member Deborah Brown said that a former member of the community would like to host a Fall Festival on October 31st over in her district. Mayor Andrews said he had spoken with her and she was coming to the September 21st meeting to speak on it.

Sandersville City Council

Meeting Minutes

August 17, 2026 – 5:00 P.M.

Council Members and City Employees present:

Mayor Jimmy Andrews	Jason Boatright, Fire Chief
Mayor Pro Tem Jeffery Smith	Chris Walker, Public Works Director
Council Member Mayme Dennis	Alex Lowe, Water/Wastewater Director
Council Member Deborah Brown	Greg Taylor, Electric Director
Council Member Danny Brown	Amber Cook, Utility Billing Manager
Council Member Ben Salter	Nichole Wasson, Assistant City Clerk
Kandice Hartley, City Manager	Brian Shelton, Deputy Police Chief
Keenan Howard, Attorney	Gloria Waller, City Clerk
Ben Avant, Planning & Zoning Manager	

Mayor Andrews called the August 17, 2026 meeting of the Sandersville City Council to order at 5:00 P.M.

Mayor Pro Tem Smith gave the invocation, and Nichole Wasson led the pledge to the American flag.

APPROVAL OF MINUTES

Council Member Danny Brown made a motion to approve the minutes from August 3, 2026 meeting. Council Member Salter seconded, and the motion passed unanimously.

PUBLIC HEARING

Mayor Pro Tem Smith made a motion to enter into the public hearing. Council Member Salter seconded and the motion passed unanimously.

Request #2026-11; Request is a Special Exception request to annex Parcel 110-033 and zone property R-3 (Multi-Family) on East McCarty St, Sandersville, GA 31082, owned by Stevie Martin. Also, Request #2026-11 is a Variance request to decrease square footage to 800 minimum square feet, to allow lots size decreased to 50ft in width by 105ft in depth, front yard setback to a minimum of 20ft, and rear yard setback to a minimum of 20ft.

Mayor Andrews asked for public comment and there was none.

Request #2026-05A; Request is a variance request for a 3/12 roof pitch on a manufactured home located at 204 West Lake Dr. Sandersville, GA 31082, owned by Stacey Bennett, parcel #093A-008.

Mayor Andrews asked for public comment. Ms. Bennett came forward and asked for the variance in the roof pitch due to the cost. There was no opposition.

SPECIAL EXCEPTION AND VARIANCE #2026-11

Council Member Salter made a motion to approve Request #2026-11 Request is a Special Exception request to annex Parcel 110-033 and zone property R-3(Multi-Family) on East McCarty St, Sandersville, GA 31082, owned by Stevie Martin. Also, Request #2026-11 is a Variance request to decrease square footage to 1000 minimum square feet, to allow lots size decreased to 50ft in width by 105ft in depth, front yard setback to a minimum of 25ft, and rear yard setback to a minimum of 20ft. Council Member Danny Brown seconded, and the motion passed unanimously.

VARIANCE REQUEST #2026-05A

Council Member Salter made a motion to approve Request #2026-05A; Request is a variance request for a 3/12 roof pitch on a manufacture home located at 204 Westlake Dr., Sandersville, GA 31082, owned by Stacey Bennett, parcel #098A-008. Council Member Danny Brown seconded, and the motion passed unanimously.

GREEN'S WATER WELLS INVOICE

Council Member Dennis made a motion to approve an invoice to Greene's Water Wells in the amount of \$78,620.00 for rehab of Well #6. Council Member Deborah Brown seconded, and the motion passed unanimously.

CHRISTENE HARRIS PARK BID AWARD

Council Member Dennis made a motion to award a bid to KorKat in the amount of \$201,933.12 for the Christene Harris Park equipment. Council Member Deborah Brown seconded, and the motion passed unanimously.

CHRISTENE HARRIS PARK SHELTER BID AWARD

Council Member Dennis made a motion award a bid to Washington County Machine Shop in the amount of \$7,845.00 for the Christene Harris Park Shade Shelter. Council Member Deborah Brown seconded, and the motion passed unanimously.

IGA FOR ROAD MAINTENANCE OF E. MCCARTY ST

Council Member Salter made a motion to execute an Intergovernmental Agreement with Washington County Board of Commissioners for road maintenance of E. McCarty Street. Council Member Danny Brown seconded, and the motion passed unanimously.

SECOND AMENDEMENT FOR CLEANS PARK, INC

Mayor Pro Tem Smith made a motion to execute the second amendment contract for electrical service between the City of Sandersville and Cleanspark Inc. Council Member Salter seconded, and the motion passed with favorable votes from Mayor Pro Tem Smith, Council Members Salter and Danny Brown. Council Members Dennis and Deborah Brown opposed.

PUBLIC COMMENT

None.

ADJOURNMENT

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

James W. Andrews, Mayor

Gloria Waller, City Clerk

Date