

AGENDA



CITY COMMISSION REGULAR MEETING CORDELE CITY HALL – COURTROOM MARCH 18, 2025

The Honorable Joshua Deriso
Chairman

The Honorable Vesta Beal Shephard
Ward 1

The Honorable J. Wesley Rainey
Vice Chairman Ward 4

Vacant
Ward 2

The Honorable Isaac H. Owens
Vice Chairman, Ward 3

REGULAR MEETING 9:00 AM

CALL TO ORDER

INVOCATION AND PLEDGE

ROLL CALL

APPROVAL OF AGENDA – March 18, 2025

APPROVAL OF CDBG PUBLIC HEARING MINUTES: February 25, 2025

APPROVAL OF CALLED MEETING MINUTES: February 27, 2025

APPROVAL OF REGULAR MEETING MINUTES – March 4, 2025

INTRODUCTION: Jarrod McCarthy – New CEO for Southwest Georgia United

SPEAKERS APPEARANCES:

- a. Davontae Hunt: Concerns of the voting constituency of the City of Cordele.

SPEAKERS ON A SPECIFIC AGENDA ITEM:

DEPARTMENT HEADS GOALS AND ACCOMPLISHMENTS:

1. Community Advancement/HUA
2. Finance Department
3. Fire Department

4. Human Resource Director
5. Municipal Court
6. Police /Codes/Animal
7. Public Works Department
8. Social Media Marketing Manager
9. UC&T Director
10. IT Department

AGENDA ITEMS

1. Proclamation – First Responder Wellness Week, March 24-28, 2025
2. Consider and Approve a Resolution for the City of Cordele City Commission Resolution Authorizing the Obligation of Forty-Seven Thousand Five Hundred Dollars from the City's Funds for the Purpose of Match and Leverage for a FY 2025 Community Development Block Grant from the Georgia Department of Community Affairs for Community Facilities Grant Application.
3. Consider and Approve a Resolution Authorizing the Filing of an Application with the Georgia Department of Community Affairs for Fiscal Year 2025, Community Development Block Grant Program Funds in a Program in the City of Cordele.
4. Consider and Approve an Alcohol License Application: Beer Only – Consumed Off Premises. Ambema SI Inc. DBA Dave Food Mart, 416 W. 16th Ave. Owner Vijaykumar Patel. Reviewed by Police Chief Jalon Heard on March 3, 2025.
5. Consider and Approve the Request for Items Listed from the Public Works Department to be Declared Surplus and to Dispose of the Surplus Items via GovDeals.com
6. Consider and Approve Change Order No. 1 for the ARPA Sanitary Sewer Rehabilitation Project.

Background Information:

The change order work will include pipe bursting instead of CIPP, grouting services instead of removing and replacing, and 10" CIPP sewer lines instead of 12" CIPP lines.

7. Consider and Approve the Engineering Agreement with Carter and Sloope.
8. **CITY MANAGER'S REPORT**
9. **CITY ATTORNEY'S REPORT**
10. **EXECUTIVE SESSION:** (For Personnel, Litigation, Real Estate)
11. **ADJOURNMENT**

**MINUTES
CDBG PUBLIC HEARING
FEBRUARY 25, 2025**

A CDBG Public Hearing was held on February 25th at 6:00 PM, City of Cordele Courtroom, 501 North 7th Street, Cordele, Georgia with the following present:

Joshua Deriso, Commission Chair
Isaac Owens, Commissioner
Janice Mumphery, Recording Secretary

Vesta Beal-Shephard, Commissioner
Angela Redding, City Manager

Absent: J. Wesley Rainey, Commission Vice Chair, Tommy Coleman, City Attorney

Call to Order: Chairman Joshua Deriso called the Public Hearing to order at 6:00 PM.

Invocation: There was a moment of silence.

Pledge Allegiance to the United States Flag: The Pledge of Allegiance was led by Commissioner Shephard.

Roll Call: A quorum was established.

Attendee's Name	Title	Absent	Present
Joshua Deriso	Commission Chairman		✓
Vacant	Ward 2		
Vesta Beal-Shephard	Commissioner Ward 1		✓
Isaac Owens	Commissioner Ward 3		✓
Wesley Rainey	Vice Chairman Ward 4	✓	

Approval of Agenda – February 25, 2025: Commissioner Owens moved to approve the Agenda for February 25, 2025; seconded by Commissioner Shephard; the Agenda for February 25, 2025 was approved by the Commission.

PUBLIC HEARING

1. Discussion of the CDBG (Community Development Block Grant).
Commissioner Shephard moved to discuss the Community Development Block Grant (CDBG); seconded by Commissioner Owens. The Commission approved to discuss the CDBG (Community Development Block Grant).

Background

City Manager Angela Redding stated the reason for the Public Hearing this evening is to receive input from the Community on the Community Development Block Grant. The City has previously received funds from this Grant, also attached to the Agenda are eligible projects for the Community Development Block Grant. The eligible projects were submitted, so the public would know what is eligible. There are Representatives here at the Public Hearing from River Valley. River Valley assists with the administrative work for the Community Development Block Grant.

City Manager Angela Redding stated that the Community Development Block Grant can be used for infrastructure projects, there is a housing improvement component. But there are various ways the funds can be used; one is not to provide funding for utilities. City Manager Angela Redding stated that drainage improvements can be one of the projects and housing improvement projects.

River Valley Representatives: Jim Livingston, Executive Director; Grant Richardson, Assistant Director of Government Services; Tracie Hadaway, Director of Planning and Government Services.

Commissioner Shephard: What is the ceiling amount for income? It states low to moderate income.

Grant Richardson, Assistant Director of Governmental Services gave Yearly Income Limits for Households:

One (1) person	\$14,850 minimum yearly income \$39,500
Two (2) person	\$45,150 maximum yearly income
Three (3) person	\$50, 800 maximum yearly income
Four (4) person	\$56,400 maximum yearly income
Five (5) persons	\$60,950 maximum yearly income
Six (6) persons	\$65,450 maximum yearly income
Seven (7) persons	\$69,950 maximum yearly income
Eight (8) persons	\$74,450 maximum yearly income

To receive the Community Development Block Grant, each household that will be receiving benefits will need to fill out a survey during the application phase. River Valley has to verify that seventy (70) percent of the households in the areas, meet low to moderate incomes for an area to qualify for the funding. This is like a census survey, that asks how many people are in the house and it asks for a range of income or it asks if you make less than one of the household incomes above and then circle the one that is closet to your household income. It also asks questions about problems in your neighborhood. The money is for the people.

Commissioner Shephard: What is the maximum amount a person can receive from this Grant?

Grant Richardson: The maximum on an infrastructure Grant that the City will receive is \$1,000,000 and there is \$47,500 cash dollar match the City would have to put in to match those Grant dollars, this would be for infrastructure improvements.

City Manager Angela Redding: If the Award is \$750,000 or less, a match is not required. Is that correct?

Grant Richardson: It is under \$300,000 is no match.

Chairman Deriso: Some of the Projects the CDBG has been used for is Gillespie Selden, Boys and Girls Club that was known as the Yes Center, McLeod Subdivision Sewerage. When it is discussed the different things that the Grant can be used for, it can be used for those items. It is a way to develop an area without coming out of the City's Budget. The Community Block Grant is one way we can develop the Community.

Chairman Deriso: We want to hear from the public, before a decision is made by the Commission. We want to hear what does the Community has to say about what they would like to see.

Chairman Deriso: The Commissioners job is to take what is being said and try to get as close as we can to what you all want. Our job is to listen to you all and take what is being said and see how some of those things can be accomplished. There are parameters and requirements for the funds.

Marlene Kimball: Can part of the Community Block Grant Funds be used for engineering to make sure that we have areas for sufficient water and sewer lines? If someone did want to do a development of housing, will the Community Block Grant pay for an engineer's report?

Jim Livingston, Executive Director of the River Valley Regional Commission Grant: The key part of this funding source, you have to think of it as not for infrastructure, but for people, it goes to people for their needs. So, to the question of engineer's report for the project selected, "yes" it can be pay for engineering for that project, but beyond that, this is not a funding source to be able to cover broad questions. Everything that will be covered in a Community Block Grant, the entire target area will need to be surveyed and of that surveyed area, seven (70) percent of that target population will need to be the low to moderate threshold, that is the purpose of this funding. For the purpose of this Community Development Block Grant, this money will go to people and to meet the needs of the citizens of Cordele.

Marlene Kimball: Will this funding include people that need to have maintenance done to their homes?

Jim Livingston: It could. There are different types of funding that this supports. One concern is an infrastructure piece, which is broad and it could include water and sewer lines, include road and street drainage issues. There is another component of this, that is called the multi-activity. If we are hitting infrastructure in a certain area, it could address housing issues, in that area, but that takes a significant amount of time to be able to identify and work through because each individual house would need to be surveyed, each individual owner would need to have much more thorough information. It would be something that would take about a year.

Marlene Kimball: You would have to specifically name a neighborhood, street or section of the City? They would do the survey to see what type of housing is there.

Jim Livingston: Let us take a universe of the City of Cordele and narrow ourselves down to a particular project. In the universe of Cordele, there is target areas, where target areas are established over a number of years, like the Gillespie neighborhood. Within the Gillespie Selden area, we had two or three CDBG projects; I really do not know how many CDGB Projects that have been done in the Gillespie Selden area. That infrastructure helps bring the housing development that is in the Gillespie Selden area now. In a particular target area, an area of street and drainage issues, as the project engineer and the City helps figure out the specific area where the biggest impact can be made; in that target area, if they go by a house that looks like it might need help, if it is a owner occupied unit, that could be a potential for a multi-activity or helping with housing for the penetrating issues and other issues that might be happening with the house. But that process, we need to go from the universe of Cordele, to the

target area of Gillespie Selden, to specific project area and figuring out what is there, in that house to find out what's needs to be done, it takes more than a minute. That process we will be working on for 2026.

City Manager Angela Redding: It will be owner occupied homes, not renters, is that correct?

Jim Livingston: "Yes", that is correct.

Chairman Deriso: The floor was opened to the citizens, since Mr. Livingston gave a clear understanding what the money can be used for.

Michael Waters, EJB Family and Youth Outreach: Could the funds be used for an Outreach Center for the Youth, since crime rates are so high, to let this be an alternative to putting the youth in jail?

Mr. Livingston: These are not River Valley Regional Commission Funds, these are the State of Georgia funds and they come from the Federal Government, Housing and Urban Development Funds coming out of Washington, D. C. River Valley would only help the City to make sure all I's are dotted and t's are crossed. A Community Center could be funded, it would not be competitive, since we have already funded one in Cordele.

Grant Richardson: The Boys and Girls Club was funded in Cordele, GA.

Chairman Deriso: The Boys and Girls Club is not active. The Yes Center is occupied and used, but the Center is only so big; where it is located, it serves one area of the Community. Chairman Deriso stated that one of his visions is a Resource Center for the Youth.

Jim Livingston: Only thing he will add is, what is eligible verses what is competitive?

City Manager Angela Redding: Asked Jim Livingston to expound on eligible and competitive. City Manager Angela Redding stated, she knows that there are entitlement communities and non-entitlement communities and Cordele is a non-entitlement community. Will you expound on competitive and eligible so the residents will know when you say competitive, who we are competing against for these funds.

Jim Livingston: We are competing against the State of Georgia. An Entitlement Community means that they get their funds directly from Albany, Columbus, Atlanta and Macon. We are not competing against those communities. We are competing against everybody else in the State of Georgia, all five hundred (500) cities, five hundred thirty five (535) cities, take away the fifteen (15) that are entitled. If the City of Cordele has gotten funds in the past for a Community Center, whether it is being used or not, the State will look to see who else. The City of Cordele is eligible for this, but that will be from my standpoint.

Grant Richrdson: You will have to have someone that has an active program, agreements will have to be put in place, submit an application. You cannot build a Community Center and not have an active program, that will be required to make it eligible.

Valerie Royal: What happened? Why is the Center closed?

Chairman Deriso: People that sat in these seats did not do what they was supposed to do to make sure that things were being met.

Valerie Royal: What will it take now to get it back up and running?

Chairman Deriso: I want to keep the focus on what we are going to do in the future because it a part of the building has been condemned. The “Yes” Center is active and serving youth and families. We need to talk about future funds.

Barbara Clark, Home Day Care Provider: Are there any funding that might be available for Child Care Providers or Day Care Centers?

Chairman Deriso: I don’t think these funds are for Child Care Providers. Have you all seen these funds used for Child Care Providers?

Davontae Hunt: The CDBG does help with those services. The Community Development Block Grant helps with neighborhood development, water/sewerage, neighborhood facility, urban renewal Grants, model City Grants, restored preservation, rehabilitation and public facilities. Whatever you are doing have to coincide with the national object and also it has to be to an appropriate and acceptable activity; that include, employment services, crisis prevention, child care, health services, substance abuse, after school programs, domestic violence.

Carolyn Johnson: Is this money available to anyone that owns a mobile home? I live in the Gillespie Historic District.

Commissioner Shephard: I do not know if the City funds mobile homes. I know West Central Georgia did not do mobile homes.

City Manager Angela Redding: When we are referencing the housing portion of the Grant, owner occupied. Can it be used for manufactured homes, as well?

Grant Richardson: Yes, it can be used for manufactured homes. They raised the limit on the rehab, which is fixing mobile homes, I think it is up to \$20,000, if it goes over \$20,000, it will be replaced with a new mobile home.

Marlene Kimball: If the City applies for this CDBG Grant you have to specify in the Grant writing, what programs will be funded. You cannot just say, that the City of Cordele wants this money. Before then you have to say specifically what we want.

Tracie Hadaway: When the City makes an application to the CDBG, they need to focus on what specific project. They cannot do multiple projects, unless they are doing a multiple activity. So, it will be one Community Center, one specific target area, you are addressing the needs in that target area.

Chairman Deriso: Housing is at the top of our needs. It is something that is critical.

Barbara Clark: There has been a lot of things going on with the utilities. Will there be any Grant to help with the utilities?

Chairman Deriso: I think, this cannot. But there is other state programming.

Chairman Deriso: I think what we are trying to solicit here, I call it base line research, before we make decisions, we want to know, what will you all like to see. What I have heard is maybe some Home Rehab, Community Resource Center, Child Care, investments in infrastructure/water and sewer lines in a particular area, small businesses in child care. My question to you all is, is there anything else you would like to see?

Commissioner Owens: Ms. Barbara Clark, in your home child care.

Barbara Clark: I am licensed with the State, I have been in business for thirty-two (32) years,

Commissioner Owens: How many children are you able to serve?

Barbara Clark: I am able to serve twelve (12) and I have had two shifts, when Tyson's had a second shift, I kept children in the morning and at night.

Commissioner Owens: Are you saying that you had twelve (12) on each shift Or was it just a total of twelve (12)?

Barbara Clark: A total of twelve (12) all together, not including my own grands and church...

Commissioner Owens: Is that the standard number of homes?

Barbara Clark: "yes" for home day care and then you have the centers.

City Manager Angela Redding: I have a question for River Valley because I want to make sure, we are all clear. I do not want to leave here confused and I do not want the citizens to leave here confused. "Childcare Facility" can that be funded with Community Development Block Grant? I know with my experience, it has not.

Jim Livingston: Nor in my experience. I will try Mr. Hunt on that. I do not know of any that has been funded with Community Development Block Grant funds.

City Manager Angela Redding: Neither have I, because it does not state, childcare. Is this another program through DCA, but not the Community Development Block Grant?

Davontae Hunt: It is through the Community Development Block Grant. It has to fit within these categories. I understand a day care center would either be in a neighborhood Community Block Grant.

City Manager Angela Redding: I am asking, is this through DCA? Because I have not seen this.

Davontae Hunt: Our funding for the City of Cordele, this CDGB funding that we are receiving, it is coming from DCA.

Jim Livingston: It is not City of Cordele's funding. It is an application that the City of Cordele has to complete to get the funding. That goes back to the question of eligible, "yes"; competitive, "I do not know". There are different funding pots through DCA that we could talk to them about; they do have an innovation ground of funding.

Grant Richardson: This would be left up to the business owner. They would have to see if they can get a Grant and issue it through a loan because we have a Revolving Loan with the City of Vienna, they rehab the building and moved a physical therapy business in there. But the private owner had to take a loan from the City. Private citizens cannot get direct Grant funds from the Federal Government or DCS, the Grant will go to the City and that will have to go as a loan to the individual.

City Manager Angela Redding: It is a loan, but not through the Community Development Block Grant.

Jim Livingston: It goes back to the question of "eligible" and "competitive".

Grant Richardson: Grants can only be issued to the City and the City will have to issue those funds as a loan, like the Revolving Loan Fund. I do not know if a day care is eligible or will be competitive. If you are starting a business and need loan funds to do renovations on a building that you are purchasing or buying, then the City can apply for a Grant to do this project. But those funds will have to be listed as a loan to the business owner that would have to be paid back to the City.

Davontae Hunt: If she was looking for a loan. But through this Community Development Block Grant, has an existing business; Ms. Clark can say, I have this facility, I have these services that I am licensed in, this is an issue that falls under these categories, when HUD send down the money (am I understanding it right?) she does not have to go through a loan because she is not looking for funding, she is looking for services and through partnership from this funding...

Jim Livingston: It will depend on the structure, if it is non-profit, that will be accurate, but if it is a private business, this is inaccurate.

Davontae Hunt: Where does a business fall? So, it comes from HUD and then Hud send it down to an entitlement communities and from there it goes to Contractors, Sub-recipients, CDBO and CDF and it also goes over to Beneficiaries. So where does an existing business fit into the system?

Jim Livingston: In that scenario you are looking at entitlement communities, Albany could do that, Columbus could do that.

City Manager Angela Redding: Cordele is a non-entitlement community.

Davontae Hunt: I get that. So, the entitlement Cities are getting it directly from HUD. I am talking about “us” who is not an entitlement City. When we get this money from the UGLG, is that right?

Jim Livingston: Georgia Department of Community Affairs.

Davontae Hunt: And then from there, it is disbursed down to...

Jim Livingston: No, an application the City would make to DCA and it is competitive with all the other applications that are being submitted at that time.

City Manager Angela Redding: We submit the application, but it is not guaranteed that we will receive the funds because it is a competitive process.

After a short discussion on Cordele being the poorest City in Georgia; Chairman Deriso stated today we are trying to find out, what we can legally use these funds for. It is an application, we apply for the funds, but we might not get the funds. Chairman Deriso stated that he thinks that we are competitive enough the funds if we write things that can be funded and funded well and it sounds great. Honestly, giving the political landscape, we do not know what's will get funded and how things will get stopped.

Davontae Hunt: Asked how could the funds assist with utility bills?

Chairman Deriso: The problem I can see with that is government is not that creative and innovative. So, if you write something too far left, they will be like what is this? So you have to stay within the parameters and not be too far out. I do not think the utility can be used, even if it is, one of the concerns is, I do not want, for us to not get the money.

Davontae Hunt: The reason I brought this up because it is said a lot in the City Commissioner's Meetings to check with surrounding Counties and surrounding Cities to see what they are doing. The majority of the seven (7) pages that I wrote came from the presentation that I watched and the Cities were saying this is what they were doing. I was asking a broad question; how can the City do that? Because from the presentation I watched, these are some of the things the other Cities say that they do and it all boiled down to fitting into the national objective and being qualified activities.

Chairman Deriso: The good way to get around it, I might be wrong, you can use the word, empower non-profits that are already doing. What I mean by that is given space, given resource where somethings maybe for them, we have the center, we have the space, but not necessarily the City doing it directly.

Davontae Hunt: So, it will fall under “other categories”, what you are saying?

Chairman Deriso; I do not know, I am not an expert. I would love to shop it around. Our City Manager is here, River Valley Regional Commission here.

Chairman Deriso: What do you think the biggest needs in the City is?

Responses: The Youth, they do not have anything to do.

Infrastructure on the West side. It needs to be some type of Community Building that can be utilized.

Will any of these funds be allocated throughout the Westside to clear up the sewer drainage problem. Every time it rains, it floods, water is all over the road.

City Manager Angela Redding: This Grant can be used for drainage improvement, if this is something you all want to see done.

Chairman Deriso: How often can you apply for this Grant?

Grant Richardson: It is every two years. If you have a funded project, you have to wait two years before you can apply again.

Jim Livingston: There are some parameters that will allow you to apply every year for a redevelopment plan. We were able to apply every year for the Gillespie Selden area.

Chairman Deriso: The reason I bring that up, we can keep putting money in infrastructure and we get money for that. We not necessarily get money for Community Development in that way. What I am afraid of, we are going to have really nice drainage systems and sewer lines, but we are going to have dilapidated homes, where no one can live and then a drainage of people. So when that tax base go down and the City is declining. You can have the nice infrastructure, but if the people are moving because of the economic conditions, educational opportunities, no invest in people, all that is nice, but the people are leaving, what is the point? We need to look at each area in the City to revitalize.

Things talked about for the CDBG (Community Development Block Grant):

Housing

Sewer/drainage lines

Community Center

2. **ADJOURNMENT:** Commissioner Shephard moved to adjourn the meeting at 7:40 PM; seconded by Commissioner Owens; the motion was approved by the Commission.

**MINUTES
CITY COMMISSION CALLED MEETING
FEBRUARY 27, 2025**

A Called Meeting of the Cordele City Commission was held on February 27th at 9:00 AM, City of Cordele Courtroom, 501 North 7th Street, Cordele, Georgia with the following present:

J. Wesley Rainey – Commission Vice Chairman Vesta Beal-Shephard, Commissioner
Isaac Owens, Commissioner Angela Redding, City Manager
Alisha Williams – Recording Secretary/Asst. City Clerk

Absent: Chairman Joshua Deriso, Tommy Coleman, City Attorney, Janice Mumphery – Executive Asst./City Clerk

Call to Order: Vice Chairman J. Wesley Rainey called the Called Meeting to order at 9:00 AM.

Invocation: Prayer was rendered by Rick Smarr.

Pledge Allegiance to the United States Flag: The Pledge of Allegiance was led by Commissioner Owens.

Roll Call: A quorum was established.

Attendee's Name	Title	Absent	Present
Joshua Deriso	Commission Chairman	✓	
J. Wesley Rainey	Commission Vice Chairman Ward 4		✓
Vesta Beal-Shephard	Commissioner Ward 1		✓
Isaac Owens	Commissioner Ward 3		✓
Vacant	Commissioner Ward 2		

Approval of Agenda – February 27, 2025: Commissioner Shephard moved to approve the Agenda for February 27, 2025; seconded by Commissioner Owens; the Agenda for February 27, 2025 was approved by the Commission.

AGENDA ITEMS

1. Consider and Approve the Request to Authorize the Chairman to Sign Tribal Letters for the Community Development Block Grant.

City Manager Angela Redding gave background on this item.

Background and Summary:

If the City Commission decides to proceed with a Drainage Improvement Project for the Community Development Grant, one of the requirements from DCA is tribal consultation. Per River Valley last night, there is a timeframe to submit this letter.

Commissioner Owens moved to approve the Request to Authorize the Chairman to Sign Tribal Letters for the Community Block Grant; seconded by Commissioner Shephard. The Commission approved the Request to Authorize the Chairman to Sign Tribal Letters for the Community Development Block Grant.

CORDELE CITY COMMISSION CALLED MEETING MINUTES
FEBRUARY 27, 2025
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2. **ADJOURNMENT:** Commissioner Shephard moved to adjourn the meeting at 9:05 AM; seconded by Commissioner Owens; the motion was approved by the Commission.

**CITY COMMISSION REGULAR MEETING
MARCH 4, 2025**

The Regular Meeting of the Cordele City Commission was held on March 4th, 9:00 AM, Cordele City Hall Courtroom, 501 North 7th Street, Cordele, Georgia with the following present:

Joshua Deriso, Commission Chairman	J. Wesley Rainey, Commission Vice Chair
Vesta Beal Shephard, Commissioner	Isaac Owens, Commissioner
Angela Redding, City Manager	Tommy Coleman, City Attorney
Janice Mumphery, City Clerk/Recording Secretary	

Staff present: Maurice Hill – Community Advancement Manager, Sonya Alexander – Finance Director, Fire Chief Todd Alligood, David Wade – Human Resource Director, Nancy Crook – Municipal Court Clerk, Police Chief Jalon Heard, Jessie Mercer – Interim Public Works Director, Rick Smarr – Social Media Marketing Manager, Teddy Hubard – Wastewater Superintendent.

Staff Absent: Debbie Wright.

Call to Order: Chairman Joshua Deriso, called the Regular Meeting to order at 9:00 AM.

Opening Remarks: Chairman Deriso also stated that this is a Regular Meeting and comments will not be taken from the audience. Department Heads and City Officials will speak to give Reports during this Meeting. If there is a subject that needs an expert opinion, then the expert on that subject matter will be allowed to speak

Chairman Joshua Deriso asked all attendees of the Meeting to put their phones on silence or vibrate, preferably silence. If anyone needs to take a call, please step outside the door, away from the doors, so your conversation will not be heard.

Invocation: There was a moment of silence.

Pledge Allegiance to the United States Flag: The Pledge of Allegiance was led by Commissioner Rainey.

Roll Call: A quorum was established

Attendee's Name	Title	Present	Absent
Joshua Deriso	Commission Chairman	✓	
J. Wesley Rainey	Commission Vice Chairman Ward Four	✓	
Vesta Beal Shephard	Commissioner Ward One	✓	
Vacant	Commissioner Ward Two		
Isaac H. Owens	Commissioner Ward Three	✓	

APPROVAL OF AGENDA – March 4, 2025: Vice Chairman Rainey moved to Amend the Agenda to move items 1-8 before Department Head Reports; seconded by Commissioner Shephard. Commissioner Shephard, Commissioner Owens, Vice Chairman Rainey vote aye. The Commission approved to amend the Agenda.

APPROVAL OF REGULAR MEETING MINUTES – February 18, 2025: Commissioner Owens moved to approve the Regular Meeting Minutes from February 18, 2025; seconded by Commissioner Shephard. The Regular Meeting Minutes were approved by the Commission.

RETIREE RECOGNITION:

- a. Steve Fulford – Commissioner Shephard presented Mr. Fulford a plaque for thirty-seven (37) years of service.
- b. Irene Cantrell – Commissioner Shephard presented Mrs. Cantrell a plaque for fifty-four (54) years of service.
- c. Rita Bass – Commissioner Owens presented Mrs. Bass a plaque for thirty-five (35) years of service.
- d. Jackie Walker – not present

INTRODUCTION: Jarrod McCarthy – New CEO for Southwest Georgia United was not present.

SPEAKERS APPEARANCES:

- a. Davontae Hunt, 818 Pateville Heights Circle, Cordele, GA, 31015:
Concerns regarding Elected and Appointed City Officials: Mr. Hunt requested that the Commission grant two motions back-to-back, they were as follows:
 - Request for meetings to be changed back to 5:30 PM or 6 PM for better public participation.
 - Request for verbiage to be added to the charter regarding the suspension of Commissioners; specifically, a replacement when a Commissioner is suspended.

SPEAKER ON A SPECIFIC AGENDA ITEM: No Requests.

AGENDA ITEMS

1. Consider and Approve the Request to Authorize the Chairman to Sign the National Museum of the Air Force Inventory Report.

Background Information

We are now in our first five-year loan renewal cycle for the Titan Missile with the National Museum of the United States Air Force. One of the requirements is to complete an inventory report for the property on loan from NMUSAF. This agenda item request authorization for the Chairman to sign the Inventory Report.

Commissioner Shephard moved to approve the Request to Authorize the Chairman to Sign the National Museum of the Air Force Inventory Report; seconded by Vice Chairman Rainey. Vice Chairman Rainey, Commissioner Shephard, Commissioner Owens voted aye. The Commission approved the Request to Authorize the Chairman to Sign the National Museum of the Air Force Inventory Report.

2. Consider and Approve the Request to Authorize the Chairman to Sign the City of Cordele Annual 2024 Watershed Assessment Report.

CITY OF CORDELE COMMISSION MEETING MINUTES

MARCH 4, 2025

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Background Information

TTL provides annual watershed assessment services for the City of Cordele. This Annual Watershed Assessment Report is for 2024 and was performed in accordance with requirements of the watershed protection plan for the City of Cordele. This agenda item is to request authorization for the Chairman to sign the Annual Watershed Assessment Report. For 2024.

Commissioner Shephard moved to approve the Request to Authorize the Chairman to Sign the City of Cordele Annual 2024 Watershed; seconded by Vice Chairman Rainey.

Vice Chairman Rainey, Commissioner Owens, Commissioner Shephard voted aye.

The Commission approved the Request to Authorize the Chairman to Sign the City of Cordele Annual 2024 Watershed.

3. Discussion – Tap Fees

Commissioner Owens moved to discuss Tap Fees; seconded by Commissioner Shephard.

City Manager Angela Redding stated the Commission requested information to discuss tap fees for the City of Cordele in comparison to other Cities. Information is in your packet regarding those fees. And if you had the opportunity to make some comparison, you can see that some of the fees for the city of Cordele tap fees are higher than other Cities. The information is for City of Cordele, City of Vienna, City of Albany, Tifton and Sylvester. The schedule that is presented for the City of Cordele; City Manager Angela Redding stated, is what was presented to her, it was implemented under City Manager Jeff Johnson. The schedules begin in December of 2020 and it is a schedule that adds ten (10) percent increase each year through December 2025.

Vice Chairman Rainey: I believe these tap fees are causing us some problems with residential growth, and I've had quite a few builders come to me about these tap fees, and have actually pulled out and gone elsewhere because of our tap fees, and chose to go elsewhere. So that's why I was saying we needed to review these.

Chairman Deriso: Is there an indicator of what this will do to the City of Cordele Budget?

City Manager Angela Redding: No, but that is something that can be pulled for the past year or past two years, if this is something the Governing Body would like to do.

Chairman Deriso: I am asking because the Commission are looking at cutting a few things and I want to know how would it impact the City's Budget. He stated if rates are set, if needs to be decided by numbers, not just by some arbitrary thing without looking at the Budget.

Vice Chairman Rainey: What I am saying specifically is, a number of people are trying to build homes in the \$150,000 to \$200,000 range, when the tap fees are over \$5,000 for them to hook up the water and sewer, it gets into their operational budget, out of pocket, up front. When they are trying to make investments in the Community, at a lower level to target the residential rate that the City of Cordele needs, these fees are impacting them.

Chairman Deriso: I think we are sending out different messages to different people. It was stated once in a Meeting, a person who purchases a Manufactured Home should be able to

afford a driveway for \$5,000 or more; so, if this is the case, a person building a \$150,000 to \$200,000 home should be able to afford tap fees in the amount of \$5,000.

There was a short discussion on tap fees and manufactured homes driveways.

Chairman Deriso asked for the City Manager to bring to the Commission, how this will impact the City's Budget.

4. Discussion – Late Fees and Disconnect Fees for Utilities.
Commission Shephard moved to discuss late fees and disconnect fees for utilities; seconded by Vice Chairman Rainey.

City Manager Angela Redding stated that the Commission did receive information regarding late fees and disconnect fees for utilities. It is a comparison with the City of Cordele, Crisp County Power, Crisp County Water Works, City of Vienna, Tifton, Albany, Ashburn, Sylvester, and Fitzgerald.

Vice Chairman Rainey: The comparison shows that the City's disconnect fees are relatively low. The fees probably need to be adjusted a little bit.

Commissioner Owens: With the disconnect fee, is this just water or gas, as well?

City Manager Angela Redding: It is for all services, all utilities.

Vice Chairman Rainey – The \$15 does not cover the hourly wage for the Public Works Employee who goes to disconnect the service.

Commissioner Owens: We see a disconnect fee, but no reconnect fee.

City Manager Angela Redding: There is no reconnect fee.

Commissioner Owens: What constitutes after hours?

City Manager Angela Redding: After hours are 5:00 – 7:00 PM.

Commissioner Shephard: The City does not have an automation like the Power Company, it is done manually.

Chairman Deriso: I do not want to raise the late and disconnect fees, because we are taking a loss when it comes to the Budget. I am opposed to raising anything.

Commissioner Owens: I am opposed to the increase also. We have people on fixed incomes. This might be something that the Commission can look at later on.

Vice Chairman Rainey: I am empathetic to people needs and price increases, but when you operate outside a 3 to 5% increase. Most people get a 3 to 5% pay increase. But when the issues are not addressed, we are set to have a problem next year, we are already into the Fund

Balance, we will be negative next year. But if we do not operate and start to increase it 3% to 5%, or something acceptable, then we will have something similar to the Power Commission. with fees. The Power Commission went up 28% because they put the fees off. The Power Commission went up 21%.

5. Discussion – Fee for Water Deposit

No motion was made to discuss this item.

Chairman Deriso stated he put this on the Agenda because I wanted to talk about this. So, I will take Chairman's privileges.

Every business pays \$150 for a water deposit. If you want to add funds, I think the larger businesses should pay more for a water deposit than a small business. Small Businesses are \$150 and larger businesses are \$150. If we want to raise funds this is a way to do so.

City Manager Angela Redding asked Sonya Alexander, Finance Director, to confirm that.

Sonya Alexander: If you own the property (residential, small or large business owner) you do not have to pay a deposit. If you lease the property (residential, small or large business owner) you do have to pay a deposit.

*****NOTE: Vice Chairman Rainey left the Meeting at 10:27 AM.**

After Chairman Deriso discussed the fee for water deposits, a motion was made.

Commissioner Owens: The discussion is that the Commission look at levels of how the deposits are paid.

Commissioner Owens moved to discuss the fee for water deposits; seconded by Commissioner Shephard.

Commissioner Owens: If this is the case, I think we need go ahead and look at this completely, as to how we will need to manage that and look at the different sizes of the businesses and to put it out so everyone can see it. And to met the needs of people that stand in the need of it, so it can be fair to everyone.

Chairman Deriso asked City Manager Angela Redding and Finance Director Sonya Alexander to present to the Commission a more equitable scale for water deposits.

6. Discussion – CDBG Project

Commissioner Shephard moved to discuss CDBG Project; seconded by Commissioner Owens.

City Manager Angela Redding stated that a Meeting was held on February 25th to obtain input on a Community Development Block Grant Project. The deadline is April 4, 2025 for the Project. This was placed on the Agenda, in hopes that the City can come up with a CDBG Project, so that River Valley will be able to move forward with a Project. But if a Project is selected then the City would need to move forward with an Engineer, previously information has been sent regarding the Engineer.

Chairman Deriso: Because of timing, some things are out of the real, of possibilities. Because of the timing the City will not be able to do any housing initiatives or community initiatives. The most feasible Project would be something with sewer and drainage.

After a brief discussion on the timing of getting Projects submitted.

City Manager Angela Redding stated that she will be more aware of the CDBG deadlines next year.

City Manager Angela Redding stated that she will need for Carter and Sloope to be approved as the Engineers for the Community Development Block Grant Project.

Commissioner Owens moved to approve Carter and Sloope as the Engineers for Community Development Block Grant Project for this year; seconded by Commissioner Shephard. Commissioner Owens, Commissioner Shephard, Chairman Deriso voted aye. The Commission approved for Carter and Sloope to be the Engineers for the Community Development Block Grant Project.

7. CITY MANAGER'S REPORT: Angela Redding Reported.

Previous Events in the Community:

Ribbon Cutting:

Complete Tire Service

Upcoming Events:

Minister's Meeting

Thursday, March 13, 2025

Community Clubhouse

9:30 – 10:30 AM

BGES Annual Gala

Saturday, March 22, 2025

Contributing 2 Life Choices Before & After High School

Thad's Place

8:00 PM

Crisp County Center Truck Driving Pad Ribbon Cutting

South GA Technical College

402 N Middy Rd.

Cordele, GA 31015

Thursday, March 6, 2025

10:00 AM

Upcoming Meetings:

Community Clubhouse Meeting

Monday, March 10, 2025

City Hall – Courtroom

10:00 AM

CITY OF CORDELE COMMISSION MEETING MINUTES
MARCH 4, 2025
PAGE 7

The Holly trees were cut back for security reasons.
Deposits were decreased from \$250 to \$150.

Land Bank Meeting
Tuesday, March 11, 2025
Crisp Power Commission Boardroom
1:00 PM

Historic Preservation Meeting
Wednesday, March 19, 2025
City Hall – Courtroom
6:00 PM

Planning Commission – Very Important Meeting
Public Hearing – Development of The Orchard
Thursday, March 20, 2025
City Hall – Courtroom
10:00 AM

Deadline for Occupation & Property Taxes

Occupation Tax (Business License) Renewal

Occupation license (business license) expires at the end of the year and become delinquent if not Paid by April 1st. A penalty is imposed for occupation licenses not renewed prior to April 1st. The penalty is ten (10) percent of the regulatory and administrative fee and occupational tax determined to be due. The delinquency will accrue interest at the rate of one (1) percent for each month or partial month of such delinquency.

There is no grace period after April 1st. Businesses operating without an occupation license will receive a summons to appear in Municipal Court for nonpayment.

Property Taxes

The deadline for property taxes is March 6, 2025.

Detour for GDOT

There was a diagram from GDOT (Georgia Department of Transportation) presented to the Commission. They will be replacing the Bridge on Frontage Road. They are requesting approval for the detour. The detour is Hwy. 300 to Old Hatley Road, and then back to Frontage Rd. They have reached out to the school system regarding any concerns that they may have. I will be listing the contract information for RaceTrac because they are planning a development in Cordele on Hwy 300. We want to make sure that RaceTrac is aware of the Bridge being replaced.

City Manager Angela Redding requested approval for the detour that GDOT provided for the Bridge Replacement Project on Frontage Road. It can take up to a year for this to be done.

Commissioner Owens moved to approve the request from GDOT regarding a detour to repair the Bridge on Frontage Road; seconded by Commissioner Shephard.

Commissioner Owens, Commissioner Shephard, Chairman Deriso voted aye.
The request from GDOT was approved by the Commission.

City Manager Angela Redding had a list of Meeting and Events she attended in February.

Hearings need to be scheduled for the five (5) Businesses that were caught selling alcohol to minors. In the Ordinance there is a section addressing when things like this happen in the Community. I will send out dates for the Hearing.

8. CITY ATTORNEY'S REPORT:

City Attorney Tommy Coleman requested an Executive Session for litigation after the Department Heads Reports.

DEPARTMENT HEADS REPORTS:

- 1. Community Advancement Manager/Community Development – Maurice Hill Reported**
Attended a Keep Crisp Beautiful Meeting at the Chamber of Commerce office on February 19th at 10 am to discuss Land Bank Projects and potential for partnering.

Met with DDA/Mainstreet and RVRC on February 19th at 1 pm to review the Downtown Redevelopment Plan and discuss options and make recommended changes to enhance the plans overall reach within the (3) areas encompassed in the Redevelopment Plan.

Set up and attended The State Office of Rural Health Stakeholders Meeting on February 21st at 10 am to learn about the S/O/R/H and the process for receiving funding for projects.

Attended the Crisp Family Support Meeting on Tuesday February 25th at 10 am to discuss programs, funding options and collaboration with other organizations.

Attended the CDBG Public Hearing Meeting on Tuesday February 25th at 6 pm to discuss potential projects for funding the CDBG Funding application.

Met with the Crisp Regional on February 24th at 3 pm to discuss collaborating on their properties with the Land Bank to promote the 25 by '25 Housing Initiative.

Schedule the Orchard Subdivision for review of Zoning Change on March 20th at 10 am.

Community Development Director Report:

Historic Preservation Committee - Meeting Scheduled for March 19th at 6 PM

The application presented by Ms. Tauser of 719 E 13th Ave to modify and install fencing at this location will be reviewed by the Historic Preservation Committee for consideration.

Board of Zoning Appeals Committee - No March Scheduled

Planning Commission Committee - Meeting Scheduled for March 20th at 10 am

The application for rezoning The Orchard Subdivision from Single Family R-7.5S to PD is scheduled for the Planning Commission to review the information for consideration.

Revolving Loan Fund Committee - Meeting on February 13, 2025

The 403 Bar and Grill RLF Meeting was held and the Committee requested additional information from the applicant. A new meeting date has not been established at this time.

In response to Mr. Hill stating that he does not have a Budget; City Manager Angela Redding did inform Maurice Hill, Community Advancement Manager, there is a Budget for the Community Advancement Manager, the expenses are in the Executive Department because this is where the position is located.

2. Finance Department – Sonya Alexander Reported.

Sales Tax Receipts: \$420,580.30

3. Fire Department – Chief Todd Alligood.

Reporting Period: January 28, 2025 – February 25, 2025

Calls for Service: Total 61

Smoke Scare	3
Grass/Rubbish Fire	1
Medical	28
Motor Vehicle Accident	11
Vehicle Fire	1
Structure Fire	2
False Alarm/other	15

Department News

- Attended Public Safety Roundtable 2/19.
- Attended meeting at the State Office of Rural Health 2/21. Met with Executive Director Nita Ham and other community leaders. Contacted our local State Representative Noel Williams about appropriating money for Cordele Fire to purchase 4 Life Pak 1000 AEDs.
- Attended the Regional Traffic Incident Management (TIMS) meeting at the EOC.
- Our live fire burn building is complete. I have included some pictures. Have to burn twice a year.
 - A presentation was given by Chief Alligood of the fire burn building
- Concrete pad was poured and leveled by firefighters and Street Department.
- Pavilion was built by firefighters.
- Public works and firefighters set the Conex boxes.
- Firefighters cut and welded the doors, window, and fire box.
- Express Disposal donated the small dumpster we modified for a fire box.
- We have less than \$25,000 in the project. Similar boxes (boxes only) were quoted at \$170,000.

4. Human Resource Director – David Wade Reported.

January 29, 2025	Hired a temporary Administrative Assistant in the Community Development Department. In house and external applications are being taken for this position.
January 30, 2025	Promoted the Deputy Court Clerk to Chief Court Clerk effective February 03, 2025. Began accepting in-house applications for the vacant Deputy Court Clerk position.
January 31, 2025	Participated in interviews for the vacant Accounting Clerk position in the Finance Department. Has hired Shamica Fairfax for this position.
February 07, 2025	Began accepting in-house applications for the vacant Senior Accountant position in the Finance Department.
February 13, 2025	Began accepting external applications for the vacant Administrative Assistant position in the Community Development Department.
February 14, 2025	Received the retirement of the Accounts Payable Technician in the Finance Department. Began accepting in-house applications for the position on February 18, 2025.
February 14, 2025	Extended a conditional offer of employment to an Accounting Clerk applicant in the Finance Department. Anticipated hire date is February 24, 2025.
February 19, 2025	Participated in interviews for the vacant Community Development Specialist Position.

5. Municipal Court – Nancy Crook Reported.

Reporting Period: Month of February: February 1-28, 2025

Traffic Cases:	204
Criminal Cases	16
Total Cases	220

Bench Warrant	5
License Suspensions	18

Total of all deposits received	\$52,338.73
Total Deposit/Ga Dept. Corrections	\$ 91.17

6. Police Department/Codes Compliance/Animal Control – Chief Jalon Heard Reported

Reporting Period: January 28 – February 24, 2025

Part I Crimes	24
Robberies (Armed/By Force/Strong Arm)	1
Motor Vehicle Thefts	3 (3 recovered)
Aggravated Assault	5 (2 arrests)
Larceny (Thefts)	14 (1 entering auto, 9 shoplifting with 7 adult Arrests and 2 warrants issued, 4 other thefts)
Burglary	1 (1 residential)

Part II	117
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CITY OF CORDELE COMMISSION MEETING MINUTES
MARCH 4, 2025
PAGE 11

Incidents Reported	84
Community Contacts	2
Citations Issued	135
Warnings Issued	64
Total Calls for Service	1,085

Departmental News

We currently have two applicants in the hiring process. We have one cadet in the 8th week of the Academy.

The Cordele Police Department will be participating in the Safe Driving Summit held at Crisp County High School on March 6th. This presentation is hosted by the Georgia Department of Transportation and the Lutzie 43 Foundation. The purpose of the Safe Driving Summit is to educate High School Students on the dangers of distracted, impaired, and unsafe driving, and to provide them with the tools to make better decisions behind the wheel.

Chief Heard and Captain Taylor will be attending the Georgia Internal Affairs Investigators Association Conference March 4th – 7th.

Animal Control Division - Reporting Period – January 28 – February 24, 2025

Dog & Cat Intake Total:	128
City Intake	78
Intakes from Crisp County	34
Intakes from Other Entities	16
Number of Calls Received	64
Number of Adoptions/Rescues	9 Owner Reclaim 24 Rescued 28 Adoptions
Animals Currently at The Shelter	25 Cats 19 Dogs
Citations Issued	1
Warnings Issued	29
Open Shelter	5 Cat Cages/5 Dog Kennels

Division News:

A volunteer is assisting us with posting available animals on our Facebook page.

We received a large donation of dog food from Judicial Alternatives Georgia (JAG) probation, CSRA Probation and Tractor Supply. Citizens also purchase dog food and leave it at Tractor Supply for us to pick up.

Codes Compliance Division:

Reporting Period: January 28, 2025 – February 24, 2025

Abandoned Vehicle	1
Inspections	1
Tampering With Utility Property	3
Weeds, Junk, Etc., Prohibited	17
Other	8

Departmental News:

Code Compliance Officers are set to attend the GACE Conference (GA Association of Code Enforcement) in Savannah on March 5th – 7th. This provides training certification and CEU hours for ICC.

The Code Compliance Division facilitated another residential blighted demolition by the owners on 309 W 22nd Ave.

Code Compliance Officers also met with four additional landlords to continue education on post eviction, junk, and debris removal.

7. Public Works Interim Director – Jessie Mercer Reported.

On 20th Avenue between 7th & 8th Street, a wall is being put up.

R & D Lawn Service is 50% complete with the Holding Ponds.

Cemetery & Parks are working on the West and East sides with the new mower.

The lettering is in for the Fire Lane.

8. Social Media Marketing Manager – Rick Smarr Reported.

Website Update: The process continues. An issue occurred as training was being prepared.

Basically, everything has been on schedule. But when links were sent for the training, no one could get into the website. This is an IT issue, Bobby and Brett has been very diligently working with Kian. Granicus is bringing in some top tier IT Professionals to help solve these problems and we are into a two-week process, once everything is completed, another basic user training will be scheduled.

9. UC&T Director – Teddy Hubbard Reported.

The Rainfall for the month of February was 4.1 “

Total rainfall for 2025 – 7.3”

We had a Water System Inspection on Wednesday, February 26th. EPD with the Albany Office will be conducting this Inspection. Everything went well.

We had a Fluoride Inspection on February 24th. Everything was found to be in order. The inspector said this may be the last one.

10. IT Department – Brett Lavender Reported.

Joe Riggs was working with us this week. Brett Lavender, Bobby Stennett and Joe Riggs visited every department and every device. In visiting all sites and in doing that, there were two important things done:

Installed a cloud base remote monitoring and management software package. This allows IT Support Staff to remotely do certain things, (e.g.), patching security updates, remote access to assist people with their troubles. Something will be given to the City Personnel to show them how this will take place. They will get an alert on their computer, they can click “yes” or “no”, to give access to the IT Service Support Staff.

Installed a cloud base security platform that uses AI to provide advance monitoring. It is focused on responding to malware or threats to devices that are on our network.

There was a complete device Inventory taken.

There were ninety-seven (97) devices touched.

Bobby worked with Ekco to do an initial turn up of the internet speed.

Upcoming

We have coming, a Telecommunications Network Engineer, John Amos.

EXECUTIVE SESSION: (For Personnel, Litigation, Real Estate): Commissioner Ownes moved to go into Executive Session for litigation at 11:49 AM; seconded by Commissioner. The Commission approved to go into Executive Session.

REGULAR SESSION RECONVENED: Commissioner Owens moved to reconvene the Regular Session at 12:03 PM; seconded by Commissioner Shephard. The Commission reconvened the Regular Session.

ADJOURNMENT: Commissioner Owens moved to adjourn the Meeting at 12:03 PM; seconded by Commissioner Shephard. The Commission approved to adjourn the Meeting.



JOSHUA DERISO
Commission Chair

WESLEY RAINEY
Vice-Chair, Ward 4

VESTA BEAL SHEPHARD
Commissioner, Ward 1

VACANT
Ward 2

ISAAC OWENS
Commissioner, Ward 3

ANGELA REDDING
City Manager



TO: Angela Redding, City Manager

FROM: Maurice Hill

DATE: March 18, 2025 - Cordele City Commission Meeting

**SUBJECT: Community Advancement Manager Report
Community Development Director Report**

Community Advancement Manager Report

Good morning,

I have continued to reach out to residents and members of the business community to advance housing, business development and educational initiatives.

- Attended the PROPEL Meeting on March 6, 2025, to recap committee reports.
- Conducted the CDBG Engineers meeting with Carter and Sloope to discuss the grant proposal, identify affected areas and generate next steps.
- Sat on an interview panel to hire a staff member for the Community Development Department.
- Attended the Land Bank meeting on March 11, 2025, to discuss housing initiative efforts.
- Attended the DCA HOME-ARP Webinar on March 12, 2025, for Supportive Housing to discuss potential grant funding for Non-Congregate Shelters and Wrap-a-Round Services.
- Attended the ESG Grant meeting on March 12, 2025, with Crisp Community Counsel and SWGU to discuss upcoming grant opportunities and develop action steps.
- Attended the Faith Based Meeting on March 13, 2025, to discuss Faith Based Initiatives.
- Attending the GALBA Conference Call to discuss joining the Intergovernmental Committee to bring attention to Cordele and Crisp County in legislative meetings.



GEORGIA
MAIN STREET

JOSHUA DERISO
Commission Chair

VACANT
Ward 2

WESLEY RAINEY
Vice-Chair, Ward 4

ISAAC OWENS
Commissioner, Ward 3

VESTA BEAL SHEPHARD
Commissioner, Ward 1

ANGELA REDDING
City Manager

Community Development Director Report

Historic Preservation Committee - Meeting Scheduled for March 19th at 6pm

The application presented by Ms. Tauser of 719 E 13th Ave to modify and install fencing at this location will be reviewed by the Historic Preservation Committee for consideration.

Board of Zoning Appeals Committee - No March Scheduled at this time

Planning Commission Committee - Meeting Scheduled for March 20th at 10 am

The application for rezoning The Orchard Subdivision from Single Family R-7.5S to PD is scheduled for the Planning Commission to review the information for consideration.

Revolving Loan Fund Committee - No Meeting Scheduled at this time.

The Committee must select a new member to have a quorum to conduct meetings.

Thank you for the honor of serving the Community of Cordele!

Maurice Hill
Community Advancement Manager



TO: Angela Redding, City Manager
FROM: Sonya Alexander, Finance Director

DATE: 3/11/2025
RE: City Commission Report

January-25
Financial Summary

UTILITIES	May	June	July	August	September	October	November	December	January	February
Billed	\$ 522,115.11	\$ 357,522.11	\$ 558,762.02	\$ 729,103.93	\$ 371,730.69	\$ 682,797.01	\$ 529,745.30	\$ 414,207.10	\$ 717,029.35	\$ 722,149.64
Collected	\$ 581,349.35	\$ 477,762.17	\$ 595,141.57	\$ 566,259.27	\$ 532,067.84	\$ 567,210.47	\$ 489,728.57	\$ 611,010.63	\$ 660,209.40	\$ 704,378.74
Added	20	25	30	20	32	35	33	34	32	31
Transferred or Reconnected	66	37	67	86	67	75	69	68	51	65

BUSINESS LICENSE	May	June	July	August	September	October	November	December	January	February
License Fees Collected	\$ 80,090.97	\$ 18,040.29	\$ 3,941.73	\$ 14,350.17	\$ 1,111.14	\$ 5,397.08	\$ 15,379.72	\$ 72,743.15	\$ 86,940.49	\$ 116,982.61
Late Penalties Collected	\$ 6,444.45	\$ 2,043.30	\$ 242.78	\$ 176.82	\$ 27.19	\$ 74.21	\$ -	\$ 56.09	\$ 470.13	\$ 329.94
Total Collected	\$ 86,535.42	\$ 20,083.59	\$ 4,184.51	\$ 14,526.99	\$ 1,138.33	\$ 5,471.29	\$ 15,379.72	\$ 72,799.24	\$ 87,410.62	\$ 117,312.55
Renewals	98	34	8	6	1	3	11	116	201	251
New Licenses	20	6	11	8	6	12	9	4	18	36

PROPERTY TAX	May	June	July	August	September	October	November	December	January	February
Penalties & Interest Collected	\$ 4,968.83	\$ 16,385.98	\$ 20,686.16	\$ 22,020.13	\$ 10,741.65	\$ 2,023.24	\$ 3,993.34	\$ 11,473.55	\$ 15,235.29	\$ 20,891.08
Prior Year Taxes Collected	\$ 60,819.06	\$ 78,980.05	\$ 99,628.38	\$ 84,443.85	\$ 30,884.23	\$ 15,816.85	\$ 13,964.32	\$ 10,401.97	\$ 29,965.48	\$ 27,248.36
2024 Taxes Collected	\$ 64,133.06	\$ 32,154.04	\$ 42,348.36	\$ 26,271.83	\$ 11,369.60	\$ 6,532.17	\$ 2,553.68	\$ 9,242.56	\$ 870,764.17	\$ 1,074,112.61
Total Collected	\$ 129,920.95	\$ 127,520.07	\$ 162,662.90	\$ 132,735.81	\$ 52,995.48	\$ 24,372.26	\$ 20,511.34	\$ 31,118.08	\$ 915,964.94	\$ 1,122,252.05

CASH	May	June	July	August	September	October	November	December	January	February
Total Wages	\$ 761,338.48	\$ 526,363.50	\$ 527,062.13	\$ 520,126.15	\$ 523,961.77	\$ 538,076.25	\$ 878,549.75	\$ 586,999.07	\$ 598,685.96	\$ 574,631.44
Accounts Payable Transactions	220	247	207	211	253	222	350	185	219	254
Total Invoiced Disbursements	\$ 1,119,192.79	\$ 964,182.53	\$ 966,124.91	\$ 1,609,119.74	\$ 885,999.24	\$ 1,488,003.91	\$ 965,872.46	\$ 1,187,729.70	\$ 1,024,520.35	\$ 971,001.45

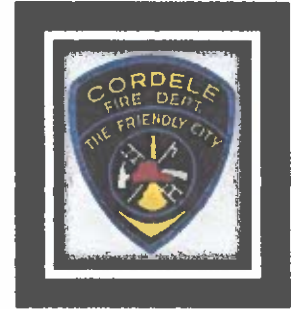
2025 GOALS

- 1 - Hire Accounts Payable Clerk
- 2 - Create Shared Outlook Calendar for Schedules, Daily Tasks, Goals and Deadlines
- 3 - Collect for Delinquent Utility Accounts
- 4 - Cross Train Staff
- 5 - Staff Development Training for Staff
- 6 - Update Files on Shared Drive

CORDELE FIRE DEPARTMENT

509 North 7th Street Cordele GA, 31015 Office 229-276-2970

Fire Chief Todd Alligood



"We Train Harder So That We May Serve Better; And It Is with Dedication That We Serve"

Attn: Joshua Deriso, Commission Chairman

Royce Reeves, Commissioner Ward 2

Vesta Beal Shephard, Commissioner Ward 1

Isaac Owens, Commissioner Ward 3

Wesley Rainey, Commission Vice Chairman Ward 4

Angela Redding, City Manager

From: Todd Alligood, Fire Chief

Date: March 11, 2025

Subject: Commissioner Meeting Goals and Achievements

Goals

1. Provide best possible service to the citizens and visitors of Cordele through firefighter recruitment and retention, professionalism (actions and appearance), extensive training, quick response, effective emergency mitigation, community risk reduction programs, and community engagement.

Accomplishments

1. Hosted multi-company training at our training grounds with CCFR. Live fire, firefighter CPR, firefighter survival, fireground rescue methods.
2. Attended pre-construction meeting for a new EV charging station coming behind the Fairfield Inn.
3. Attended Safe Driving Summit at CC Highschool presented by Lutzie 43.
4. Attended Public Safety Roundtable at the EOC.
5. Attended the Safety Committee meeting 3/12.
6. Will be at the Crisp Pre-K transportation Day later this month.
7. Hose testing this month.

Thank you for your continued support!



JOSHUA DERISO
Commission Chair

WESLEY RAINEY
Vice-Chair, Ward 4

VESTA BEAL SHEPHARD
Commissioner, Ward 1

VACANT
Ward 2

ISAAC OWENS
Commissioner, Ward 3

ANGELA REDDING
City Manager



MEMO

DATE: March 11, 2025
TO: Angela Redding, City Manager
FROM: David Wade, Director of Human Resources
REF: Commission Report

Attached is the Human Resources department's report for the March 18, 2025 City Commission meeting.

If you have any questions, or if I can be of assistance, please do not hesitate to contact me.

**CITY OF CORDELE
PERSONNEL DEPARTMENT
GOALS AND ACCOMPLISHMENTS 2025**

MARCH 18, 2025

Overview of Functions:

The Human Resources Department plans, directs and oversees the overall human resource functions of the City. The office manages the lifecycle of employees by administering all benefits, workers' compensation, unemployment, retirement, recruitment, staffing, risk management, employee relations and administration of City Personnel Policy.

Goals for 2025

1. **Develop a workforce profile that identifies strengths, weaknesses, and potential areas for improvement** – Conduct a thorough analysis of the current workforce, including:
 - **Position Analysis:** Review job roles and responsibilities to ensure they meet current and future service demands.
 - a. **Continued updating job descriptions to ensure roles and titles are accurately detailed. i.e. Senior Accountant description was modified to add payroll duties and oversight.**
2. **Align HR goals with the City's objectives to improve public service delivery** – Set measurable goals that support both the short-term and long-term priorities such as:
 - Encourage and provide leadership development by setting clear paths for advancement within the organization.
 - a. **Extended in-house promotions of the Payroll Technician to Senior Accountant along with a Police Officer to Corporal. Hired a Water and Sewer Technician, Maintenance Technician and Accounting Clerk from the external applicant pool.**
3. **Create a qualified candidate pool for all roles** – Attract top talent by focusing on:
 - **Employer Branding:** Highlighting benefits of public sector employment such as job stability, community impact, competitive pay, wellness support and pension plans.
 - **Partnerships:** Build relationships with the local school system, college, technical college and community organizations.
 - a. **Currently working with the Marketing and Social Media Manager to develop flyers and rack-cards promoting City of Cordele employment opportunities.**
 - b. **Finalizing details to host a Work-Based Learning student in the Fleet Department and Finance Department.**



JOSHUA DERISO
Commission Chair

WESLEY RAINEY
Vice-Chair, Ward 4

VESTA BEAL SHEPHARD
Commissioner, Ward 1

VACANT
Ward 2

ISAAC OWENS
Commissioner, Ward 3

ANGELA REDDING
City Manager



To: Angela Redding, City Manger

From: Nancy Crook, Chief Clerk Municipal Court

Date: March 14, 2025

Reference: Commission Report

GOALS FOR CORDELE MUNICIPAL COURT

- 1. Report accurate and complete information for the court and public**
- 2. Completer court docket for the judge in a timely manner.**

ACCOMPLISHMENTS FOR CORDELE MUNICIPAL COURT

- 1. All dockets and court dispositions were turned into the state on time.**



Cordele Police Department

501 North 7th Street Cordele, GA 31015 Telephone 229-276-2921 Fax 229-273-6773

Jalon Heard Chief of Police

To: Angela Redding, City Manager

From: Chief Jalon Heard
Chief of Police

Date: March 11, 2025

Ref: Cordele Police Department's Goals and Accomplishments

Goals & Accomplishments

1. We will continue to provide professional law enforcement service through our hiring process, training, and self-accountability. **We currently have 2 applicants in the hiring process. One cadet is currently in her tenth week of the police academy.**
2. Develop strategies to attract more experienced officers. **We are continuing to promote on our sign boards and on our Facebook page.**
3. We will continue to connect with the community through community related events, increasing public contacts and through partnering with local groups and businesses. **The mission of the Event Committee is to partner with community groups to hold bigger and better events for our community. Our main goal is to focus on the children in our community. Our department has been invited to attend Crisp County PreK's "Transportation Day" on March 21st. We attended Prevent Child Abuse Crisp Meeting last week and discussed several upcoming events for April which is Child Abuse Prevention Month.**
4. We will continue to make advancements towards obtaining the Excellence in Policing Certification with the larger goal of state certification. **We are continuing with policy reviews to make them align with state requirements.**



Cordele Police Department

501 North 7th Street Cordele, GA 31015 Telephone 229-276-2921 Fax 229-273-6773

Jalon Heard Chief of Police

City Commission Meeting
March 18, 2025

Ref: Code Compliance Division Goals and Accomplishments

Goals & Accomplishments

1. The codes division will continue code enforcement efforts to increase code compliance in all wards. This will provide more attractive and presentable neighborhoods for the current citizens, future citizens, workers and travelers with the hopes to attract new businesses, industry and potential residents to the city.
Code Compliance experienced an increase in tenant move out trash piles in all wards and issued violations in response.
2. The codes division will continue sending codes officials to advanced training and certification seminars through the International Code Council (ICC) and the Georgia Association of Code Enforcement (GACE) with the hopes of each code official becoming certified in multiple inspection categories.
The Code Compliance Officers attended the GACE conference, and we interacted in daily sessions together to share new knowledge and new ideas to implement in our department. Officers Lin and New are preparing to take property Maintenance test.
3. Address blighted commercial and residential properties through education, code enforcement, private funding, grant opportunities and working relationships with reliable, certified contractors.
Code Compliance Officers was asked to submit five more blighted properties to the City Attorney for action.
4. Increasing our social media presence and utilizing other innovative ways to relay information and announce code issues and problems. The aim is to educate and keep the public informed about code related issues that concern them.
Code Compliance met with the County Planner and Building Inspector to review new business expansions and GIS mapping data.

MARCH 2025 REPORT

PERMITTED COMMERCIAL CONSTRUCTION PROJECTS

CRM Company, LLC	Tire Recycling Facility 4706 Pateville Road Job Valuation: \$1,500,000.00 Permit Fee: \$3,680.00
Retail Space	Darrin Felton. 515 West 16 th Avenue. Job Valuation: \$350,000.00 Permit Fee: \$1230.00
Crisp Regional OR Expansion	902 North 7 th Street. OR Expansion Job Valuation: \$17,200,000.00 Permit Fee: \$35,080.00
Speedway Truckstop	Truck Stop at 510 North Greer Street. Job Valuation: \$1,650,000.00 Permit Fee: \$5120.00
Crisp Regional/MRI Room	Remodel MRI Room at 902 N 7 th Street. Job Valuation: \$197,000.00 Permit Fee: \$771.00

Total of Commercial Job Valuations: \$20,897,000.00 Total of Permit Fees: \$45,881.00

PERMITTED RESIDENTIAL CONSTRUCTION PROJECTS

Single-Family Home	Single-Family Home for Jud Lanneau at 1902 Quail Run Job Valuation: \$580,000.00 Permit Fee: \$1840.00
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Total of Residential Job Valuations: \$580,000.00 Permit Fees: \$1840.00

Combined Total of Commercial/Residential: \$21,477,000.00

PENDING JOBS:

Christian Homes Community	24 apartment complex on West 25 th Avenue. Plans approved. Waiting on permit and Pre-construction meeting.
Jones Petroleum Truck Stop	New Truck Stop at 2302 Highway 300. Plans received. On hold.
Single Family Home	1502 Fleming Road. Waiting on payment for permit.
RaceTrac Gas Station	New gas station at Corner of Hwy 300 and Frontage Road Waiting on plans and permit.
Single Family Home	1508 Fleming Road. Waiting on permit.
Advanced Drainage Systems	1013 West 11 th Avenue. Expansion part City/part County
Harvey's/Aldi	1011 East 16 th Avenue. Harvey's converting into Aldi. Plans approved. Waiting on permit.

Projects Completed in 2025**Demolition Permits completed in 2025**

<u>Address</u>	<u>Commercial/Residential</u>	<u>By Owner/City</u>
408 West 17 th Avenue	Residential	Owner
903 West 11 th Avenue	Commercial	Owner
401 East 9 th Avenue	Residential	Owner



Cordele Police Department

501 North 7th Street Cordele, GA 31015 Telephone 229-276-2921 Fax 229-273-6773

Jalon Heard Chief of Police

To: Angela Redding, City Manager

From: Chief Jalon J. Heard
Chief of Police

Date: March 11, 2025

Reference: City Commission Report, Animal Control Goals and Accomplishments

Goals & Accomplishments

1. Get more animals rescued/adopted by being more active in the community and on social media.
 - a. The Animal Shelter had 63 animals adopted/rescued/ and reclaimed for February.
 - b. The volunteer has started and hope to see a big jump in social media.
2. Work towards implementing a volunteer program at the shelter.
 - a. We are working on a schedule and paperwork to have volunteers. Several people have inquired and are very interested in helping the shelter.
3. Make shelter improvements: grates for drains, seal the floors, replace rusted kennel pipes, add a few more kennels outside.
 - a. A play yard for the dogs to exercise and for adopters to meet the dogs has been added.
4. Actively promote better animal welfare. (Spay/neuter, vaccinations, correct shelter(housing), kennel ordinance control).
 - a. We have loaned out several dog houses for citizens until they are able to get them one.
 - b. We are still increasing the number of people contacting us about getting their animals fixed, which is helping slow down the number of animals coming into the shelter.
5. Host events with the hope of bring awareness to the shelter, animal health and welfare and increasing donations.
 - a. We will be participating at Transportation Day at the Pre K. Also working on possibly having an adoption event at the Shelter on a weekend day where people can come and meet all the dogs/cats. This will help the ones not able to come during the week.

****Received another big donation of pet food from Tractor Supply, JAG probation, and several citizens buying and leaving for us to pick up at Tractor Supply.**

****All of the cats trapped at Dairy Queen have been adopted. Caught several at Enterprise Car Rental and they have been spayed/neutered, just need a farm to go to.**



GEORGIA
◆ MAIN STREET ◆

JOSHUA DERISO
Commission Chair

ROYCE REEVES, SR.
Vice-Chair, Ward 2

VESTA BEAL SHEPHARD
Commissioner, Ward 1

WESLEY RAINEY
Commissioner, Ward 4

ISAAC OWENS
Commissioner, Ward 3

ANGELA REDDING
City Manager

Memo

Date: March 11, 2025

To: Angela Redding, City Manager

From: Jessie Mercer, Interim Public Works Director

Re: Public Works Goals & Accomplishments – March 18, 2025

We have two updates at this time.

Goals & Accomplishments

Public Works Department

3/18/25

We have two updates at this time.

Goal 1: Improve the working order and functionality of the 7 holding ponds.

1. Contractor has completed the following holding ponds:
 - a. 19th Avenue between 13th Street and 14th Street
 - b. 18th Avenue between Joe Wright Drive and 10th Street

Goal 2: Update Gas Distribution Maps

1. A review of records is in progress. This will help to ensure main installations, abandonments, and relocations are indicated on future mapping updates. – No update at this time.

Goal 3: Complete the Annual Report (AR) Stormwater Management Program.

1. Submitted Thursday, January 30th. – No update at this time.

Goal 4: Prepare and submit Cordele's next five-year SWMP.

1. No update at this time.

Goal 5: To make our Street Department a more productive department within the city and improve the overall function and aesthetics of our streets, alleys and rights of way.

1. No update at this time.

Goal 6: Prevent ground water infiltration into the city's sewer system.

1. Phase 1 of ARPA Project is 60% complete. Awaiting approval before beginning phase 2 of this project.

Goal 7: Shorten the time of water outages during maintenance.

1. We have installed a valve on 16th Avenue and 12th Street. This makes a total of 2 valves installed this year, which will shorten the length of outages and reduce the number of customers that have to be cut off during outages. – No update at this time.

Goal 8: Clean up the City's alleys.

1. This project is in process. – No update at this time.



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ANGELA REDDING
City Manager



TO: MRS. ANGELA REDDING – CORDELE CITY MANAGER

FROM: RICKY SMARR

DATE: MARCH 18TH, 2025

SUBJECT: SOCIAL MEDIA- MARKETING GOALS & ACCOMPLISHMENTS REPORT

**MISSION: TO FOSTER PUBLIC AWARENESS AND COMMUNICATION,
BUILDING ON THE IDENTITY OF THE CITY OF CORDELE**

GOAL #1: CITY OF CORDELE WEBSITE

A goal from the beginning was to navigate the rebuilding of the City of Cordele website. As you know, the build is complete, the committee has signed off on it, and we are awaiting the resolve to the issue of access to the training site. Once that issue is resolved, we will be re-scheduling our training sessions. We will keep you updated as we continue to navigate the process.

GOAL #2: CGI DIGITAL PARTNERSHIP

Another goal from the beginning was to coordinate with CGI Digital to produce 4 video chapters that will be placed on our new website designed to promote the City of Cordele. Business partnerships, video production, editing, and approval goals were accomplished in 2024. We look forward to placing this content on the city's new website when it is launched. The link and code for the widget that will be placed on the home page has been received.



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ANGELA REDDING
City Manager



GOAL #3: INCREASE COMMUNICATION AND SOCIAL MEDIA INTERACTION & NEWSLETTER PUBLICATION

As we work to keep the community informed through our social media platforms, we continue to be encouraged by the responses we receive. We strive to feed our platforms with positive content.

Currently, there are 2,230 followers on the city's Facebook social media page, and these numbers continue to increase.

Positive posts, timely information, the incorporation of video, personal interaction, hashtags, and posting at optimal times, have all contributed to the growth of our social media presence.

The city's YOUTUBE platform is being noticed as we add more and more content. Subscriber numbers are growing constantly.

GOAL #4: GROWING CORDELE PODCAST

This year, a goal will be to launch a "Growing Cordele" podcast that will be dropped monthly. and possibly more frequently as it catches on. I propose these podcasts be placed on our website and YouTube platform. We would utilize Facebook to promote and drive people to the website to view the podcast.

The key to success will be to keep it current and invite our city and community partners, as well as others with an interesting story to tell, to be part of this endeavor.

GOAL #5: CORDELE CONNECTION NEWSLETTER EXPANSION

Your CORDELE CONNECTION Newsletter has been a great tool in bringing our internal city structure together. The comments we receive through text and email are encouraging.

We are working on a template through ISSUU for a community newsletter that will be housed on the city's new website. Again, we can use social media to promote the newsletter and drive people to the website.



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ANGELA REDDING
City Manager

GEORGIA
◆ MAIN STREET ◆

EVENTS AND ACTIVITIES

3/6/25: South Georgia Technical College – Crisp County Center Truck Driving Training Area Ribbon Cutting. Edited (with titling lower thirds) a final product, along with pictures, that were placed on our social media platform. We additionally carried the ceremony LIVE to our platform.

<https://youtu.be/5PWonsaSZ4>

LIVE link: <https://www.facebook.com/share/v/12EdZEpiYY7/>

3/13/25: Faith-Based Minister's Meeting

Mary Beal presented on Family Living Improvement Performance.

www.flipga.org

Next Month, we will welcome Linda Mitchell from Daybreak Pregnancy Care Center. We will ask the members of the faith-based group to bring a donation for the center, such as diapers, bottles, toys, blankets...etc.



March 13th & 14th: Attended storm update meetings at Crisp Co. EOC that included webinars from Peachtree City on Thursday and Tallahassee on Friday. Severe storms are predicted for the weekend



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Commissioner, Ward 3

ANGELA REDDING
City Manager



Respectfully submitted
March 18th, 2025

Ricky R. Smarr
Social Media/Marketing Manager
City of Cordele, Georgia





GEORGIA
♦ MAIN STREET ♦

JOSHUA DERISO
Commission Chair

VACANT
Ward 2

WESLEY RAINEY
Vice-Chair, Ward 4

ISAAC OWENS
Commissioner, Ward 3

VESTA BEAL SHEPHARD
Commissioner, Ward 1

ANGELA REDDING
City Manager

March 11, 2025

TO: Angela Redding, City Manager

FR: Debbie Wright, Director of Utilities

RE: GOALS & ACCOMPLISHMENTS

1. Water restrictions are still in place since 2011. You cannot irrigate/water your property with City water from 10 am till 4 pm. This applies to residential and commercial property. If you have an automatic irrigation system, make sure your timer is set properly.
2. We have received updated quotes on the UV Disinfection System. We still need to find an engineering firm to write the plans for installation. We need to write a RFP for the engineering company for this project.
3. We have completed and submitted the 2024 Water Audit required by EPD.
4. We completed the 2024 Water Quality Report required by EPD.
5. We have to have the fuel injection pump repaired for the Primary School Lift Station Generator.
6. We tested our well water for the contaminants in PFAS/PFOS and Lithium in 2024. All 29 contaminants that make up PFAS/PFOS and Lithium were Not Detected (ND). This is great news!



Surplus List

Department: Public Works

[illegible]