

**CITY OF METTER
REGULAR MEETING
MONDAY, JUNE 16, 2025
5:30 P.M.**

A regular meeting of the city council was held on Monday, June 16, 2025, at 5:30 p.m. in the council chambers at City Hall.

Attending the meeting were the following officials:

Mayor Edwin O. Boyd
Councilwoman Victoria Gaitten
Councilwoman Rashida Taylor
Councilman Gregg Stewart
Councilman James D. McKie
Councilwoman Chyrileen Kilcrease
City Manager Scott Wood
City Clerk Angie Conner
Public Works Director Cliff Hendrix
Planning Director Teresa Concannon
Finance Manager Cindy Collins
HR/Purchasing Manager Missy Edenfield
Firefighter Juan Taylor

Attending the meeting were the following guests:

Personnel from Metter Fire Department
Personnel from Metter Police Department
Taylor Crosby – Metter Advertiser
Joseph Burke – Burke Townhomes
Gary Furrow – Smith Douglas Homes
Aurora Taylor – Smith Douglas Homes
Travis Gunn – Metter Water Department
Daniel Summers – Georgia Department of Transportation
Kani Roberson and family

CALL TO ORDER AND WELCOME

Mayor Boyd called the meeting to order and welcomed everyone.

PLEDGE OF ALLEGIANCE

Councilman McKie led the Pledge of Allegiance.

INVOCATION

City Manager Scott Wood gave the invocation.

APPROVAL OF AGENDA

Councilman McKie made a motion to approve the agenda, adding the following:

1. Adding a plaque presentation to Kani Roberson for a Citizen Hero Recognition.
2. Adding real estate to Item M Closed Session.

Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

APPROVAL OF MINUTES

Councilwoman Kilcrease made a motion to approve the following minutes:

- a) Public Hearing, Monday, May 12, 2025, 5:15 p.m.
- b) Regular Meeting, Monday, May 12, 2025, 5:30 p.m.

Councilman McKie seconded the motion, and the vote was unanimous.

PRESENTATIONS

Citizen Hero Recognition

Juan Taylor with Metter Fire and Rescue presented a plaque to Kani Roberson for his act of heroism as the rest of the fire department looked on. Mr. Roberson was riding his bicycle when he saw smoke coming from a house. He was able to run in and rescue an older lady with special needs. Once he got her out of the house, he called 911. This is the kind of citizens we need in Metter said Mr. Taylor.

Turn Lanes Downtown

Mr. Hendrix explained that he had contacted GDOT for suggestions on how to eliminate the traffic congestion downtown on Hwy 46 (South Broad Street). The GDOT has proposed changing the angled parking on South Broad Street to allow for turning lanes. The congestion is caused by the lack of turning lanes at the traffic lights. Since this is a state highway, GDOT will be responsible for the cost of making any changes. GDOT is suggesting that the parallel parking on the north side of the street stay the same and the angled parking on the south side changed into parallel parking which would open up space to add turning lanes into the middle of the road. Eleven angled parking spaces would be lost in the shift to parallel parking. The parking in front of Central Park would go from thirty-four total parking spaces to twenty-four and the parking in front of West Park would go from twenty-four total parking spaces to twenty-three.

GDOT held a public meeting for the property owners that this would affect. A few were present at the meeting to express their concerns about losing the angled parking. GDOT listened and took their suggestions back to Atlanta but unfortunately there was no other safe way to get the turn lanes in without eliminating the angled parking.

Daniel Summers with GDOT was present at the meeting to answer any questions.

Guest Comments

There were no comments from the guests.

OLD BUSINESS

No old business.

NEW BUSINESS

Ordinance

Councilwoman Kilcrease made a motion to adopt an ordinance to approve a petition for annexation and zoning of Tract 1, consisting of 0.739 acres, according to a survey prepared by William Mark Glisson, dated September 9, 2021, and recorded in Plat Book 28, Page 78, Candler County records. This property is presently not zoned. An application has been filed for the zoning of this property as HOC. Petition and application for zoning was submitted by Anthony & Tamra Wells Investment, LLC. Councilman McKie seconded the motion, and the vote was unanimous.

Bid Approval – Smith Douglas Homes, LLC – Rural Workforce Housing Initiative Grant

Councilwoman Kilcrease made a motion to approve a bid from Smith Douglas Homes, LLC for partnership on an application to Rural Workforce Housing Initiative Grant Program on July 11, 2025. Councilwoman Taylor seconded the motion, and the vote was four in favor and one opposed. Councilwoman Gaitten cast the opposing vote.

In March, the city was presented with the original plans from Smith Douglas Homes for 139 town homes to be built on the property at W. Hiawatha Street and Fortner Road. About a week later Smith Douglas Homes presented a new plan to build only single-family homes instead. Ms. Taylor, with Smith Douglas Homes explained that the main change to the new plan is that they went from 139 town homes to seventy single family homes. The reason for the change is that the market study showed that townhomes would not be as favorable as the single-family homes.

The city council had concerns about things changing so quickly.

Rezoning for Property Located at the intersection of W. Hiawatha St. and Fortner Road

Councilwoman Kilcrease made a motion to approve a request for a zoning amendment submitted by Smith Douglas Homes to rezone the Fortner Road/Hiawatha Street property (parcel ID: 037 004 002) from R-4 (Multi-Family Residential) to a PUD (Residential Planned Unit Development for a proposed Metter Green Subdivision for seventy single-family homes. Councilman McKie seconded the motion, and the vote was four in favor and one opposed. Councilwoman Gaitten cast the opposing vote.

Public Hearing Set for Zoning Amendment – E. Hiawatha Street

Councilwoman Kilcrease made a motion to set a public hearing on Monday July 14, 2025, at 5:15 p.m. for public input on a request for a zoning amendment submitted by Kern & Co., LLC-Chad Zitttrouer as agent for Laurel Grove Development, LLC, to rezone property (parcel ID: M56 001) located on E. Hiawatha Street from R-4 (Multi-Family Residential) to a Residential Planned Unit Development (PUD) for a proposed residential development. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Resolution Declaring Surplus Property

Councilwoman Kilcrease made a motion to approve a Resolution declaring the following property of the City of Metter as surplus and authorizing its disposal:

1. A 2014 Ford Explorer VIN No. 1FM5K8AC7NGA42277
2. A 2018 Ford Explorer VIN No. 1FM5K8ATAJCB33873
3. A 2007 Chevrolet pickup truck VIN No. 1GCEC14C87Z543450

Councilman McKie seconded the motion, and the vote was unanimous.

Business Partner Contract – Metter Advertiser

Councilwoman Kilcrease made a motion to enter into a business partner contract with the Metter Advertiser for an annual cost of \$2,385.00 for advertising. Councilman McKie seconded the motion, and the vote was unanimous.

Local Emergency Operations Plan of Candler County

Councilman McKie made a motion to adopt the Local Emergency Operations Plan of Candler County Georgia as part of the city's plan to align with the county's operations. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

Rental Agreement between the City of Metter and the Board of Regents of the University System of Georgia

Councilwoman Kilcrease made a motion to renew the rental agreement between the City of Metter and the Board of Regents of the University System of Georgia in the amount of \$1 for property located at 25 South Terrell Street. Councilman McKie seconded the motion. The vote was four in favor and one opposed. Councilwoman Gaitten cast the opposing vote.

Elections Agreement with Candler County

Councilwoman Kilcrease made a motion to approve an agreement between the City of Metter and Board of Commissioners of Candler County to conduct elections for the City of Metter. Councilman McKie seconded the motion, and the vote was unanimous.

Resolution Adopting FY 2026 Budget

Councilwoman Kilcrease made a motion to approve a Resolution adopting the Fiscal Year 2026 Budget for each fund of the City of Metter, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual fund available. Councilman Stewart seconded the motion, and the vote was unanimous.

Agreement with Allgreen Services

Councilwoman Kilcrease made a motion to approve an exclusive agreement for the collection and disposal of municipal solid waste between the City of Metter and Allgreen Services, A Division of Atlantic Waste Services, Inc. effective August 1, 2025, contingent upon review and approval by

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the City Attorney and making sure that the contract is in coordination with the city ordinances. Councilwoman Gaitten seconded the motion, and the vote was unanimous.

Yard Waste Fee Increase

Councilwoman Kilcrease made a motion to increase the current yard waste fee from \$4.00 per month to \$6.00 per month and to increase the current bulk waste (junk) fee from \$8.00 per month to \$10.00 per month effective July 1, 2025. Councilman McKie seconded the motion, and the vote was unanimous.

Closed Session

Councilwoman Kilcrease made a motion to go into closed session at 6:43 p.m. for discussing personnel and real estate. Councilman McKie seconded the motion, and the vote was unanimous.

No votes were taken during the closed session.

Councilwoman Kilcrease made a motion to end the closed session at 7:20 p.m. Councilman Stewart seconded the motion, and the vote was unanimous.

Councilwoman Kilcrease made a motion to reopen the regular meeting at 7:22 p.m. Councilwoman Taylor seconded the motion and the vote was unanimous.

CITY MANAGER'S REPORT

Mr. Wood reported on the following:

1. We need to find out if the county will tear down the old fire department and cleaners buildings.
2. The repairs to the street sweeper are going to be around \$42,000.00. We need to look into contracting this service.
3. FLOST is confusing. Will keep working on it.

DEPARTMENTAL REPORTS

The departmental reports were included in the agenda packet for the council's review.

MAYOR'S REPORT

Mayor Boyd reminded the council of the activities during the GMA Convention.

Mayor Boyd thanked the city for the flowers that were sent during the passing of his mother.

OTHER BUSINESS FROM CITY COUNCIL

Mr. Hendrix had included pictures of vandalism done at the splashpad. Councilwoman Gaitten expressed the need for security cameras. Mr. Hendrix said that cameras are located on the property, but the person was wearing a hoodie and could not be recognized.

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Councilwoman Taylor reported on the downtown Juneteenth event. She said that it was a wonderful event that included thirty-five vendors, a parade, and live entertainment. She thanked the city for the trash receptacles.

ADJOURNMENT

After no further discussion, Councilwoman Kilcrease made a motion to adjourn the meeting at 7:27 p.m. Councilman McKie seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk