

CITY OF METTER
REGULAR MEETING
AGENDA
MONDAY, SEPTEMBER 14, 2026
5:30 p.m.
METTER POLICE DEPARTMENT

1. CALL TO ORDER
2. WELCOME
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. MOTION TO APPROVE THE AGENDA
6. MOTION TO APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:

- a) Regular Meeting, Monday, August 10, 2026, 5:30 p.m.
- b) Called Meeting, Thursday, August 13, 2026, 2:00 p.m.
- c) Called Meeting, Wednesday, August 19, 2026, 5:30 p.m.
- d) Called Meeting, Monday, August 31, 2026, 5:30 p.m.

7. PRESENTATIONS

Victoria Gaitten – 9/14/2026 Trash Service Contract

8. PUBLIC COMMENTS

9. OLD BUSINESS

10. NEW BUSINESS

- a) Public Hearing to hear objectives, if any, and First Reading of an ordinance to approve a petition for annexation and zoning of a parcel of land containing 45.0 acres as shown on a survey dated December 16, 2025, prepared for Matthew Moghaddam, by Denver W. Youngblood, Georgia Registered Land Surveyor, and recorded in Plat Book 30, Page(s) 357, 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 Matthew and Evangelina Moghaddam.
- b) Second reading and approval of an ordinance amending Title 1, Chapter 1.16, Section 1.16.010 Schedule of Fines of the Metter Municipal Code to include the following:

City Ordinance

40-2-29 – failure to register a license plate	\$100.00
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CITY OF METTER
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MONDAY, SEPTEMBER 14, 2026
5:30 p.m.
METTER POLICE DEPARTMENT

- c) Consideration of a motion to approve a resolution to reappoint Mr. Ted Lewis to the L.C. Anderson Memorial Library Board for a three-year term ending June 30, 2029.
- d) Discussion and consideration of a motion to set the date and time for Trick-or-Treat, Saturday, October 31, 2026, 6:00 pm to 8:00 pm.
- e) Consideration of a motion to approve the 2026 rollback millage rate of 9.004 mills.

11. OTHER BUSINESS FROM CITY COUNCIL

12. DEPARTMENTAL REPORTS

13. CITY MANAGER'S REPORT

14. MAYOR'S REPORT

15. ADJOURNMENT

**CITY OF METTER
REGULAR MEETING
MONDAY, AUGUST 10, 2026
5:30 P.M.**

A regular meeting of City Council was held on Monday, August 10, 2026, at 5:30 p.m. in the Council Chambers of City Hall.

Attending the meeting were the following officials:

Mayor Rashida Taylor
Councilwoman Chyrileen Kilcrease
Councilwoman Tara Tremblay
Councilman Gregory Thomas
City Manager Scott Wood
City Clerk Angie Conner
Police Chief McKinley Lewis
Planning Director Teresa Concannon
H/R Purchasing Manager Missy Edenfield
Building Official/Projects Manager Cliff Hendrix

GUESTS

Reporter Metter Advertiser, R'eyahn Shaffer Wade
James McKie
Chris Gohagan
Brain Whitehead
Jenny Daniel
Clark O'Barr
Roy Hill
George Ward
Eva Moghaddam
Matthew Moghaddamn
Anne Childs
Cliff Hendrix
George Ward

CALL TO ORDER AND WELCOME

Mayor Taylor called the meeting to order and welcomed everyone in attendance.

INVOCATION

Councilman Gregory Thomas delivered the invocation.

PLEDGE OF ALLEGIANCE

Councilwoman Tremblay led the Pledge of Allegiance.

APPROVAL OF AGENDA

Councilwoman Kilcrease made a motion to approve the agenda as presented. Councilman Thomas seconded the motion, and the vote was unanimous.

APPROVAL OF MINUTES

Councilwoman Kilcrease made a motion to approve the minutes:

- a) Regular Meeting, Monday, July 13, 2026, 5:30 p.m.
- b) Called Meeting Thursday, July 30, 2026, 4:00 p.m.
- c) Called Meeting, Wednesday, August 5, 2026, 9:30 a.m.
- d) Called Meeting, Wednesday, August 5, 2026, 3:30 p.m.
- e) Called Meeting, Thursday, August 6, 2026, 9:00 a.m.

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

PRESENTATIONS

There were no presentations.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

PUBLIC HEARING DATE FOR VARIANCE SUBMITTED BY ZACHARY DANIEL 625 S KENNEDY ST

Mayor Taylor opened the public hearing for consideration of an application for a Variance from Article V. Zoning District Schedules, minimum setback requirements, of the City of Metter Zoning Ordinance submitted by Zachary Daniel for the property at 625 S. Kennedy St. (map and parcel #M35 085).

The property at 625 S. Kennedy St. is located in the R-2 single-family residential zoning district. The minimum requirement for front setbacks in the R-2 zoning district is twenty-five'. The applicant wishes to construct an open carport on the front of the house (22' wide by twenty-eight' long). The house is approximately fifty' from the front property line. The

proposed twenty-five' long carport will result in approximately three' intrusion into the front setback. Residential structures on S. Kennedy St. and surrounding streets maintain consistent front setbacks from property lines and street right-of-way.

Staff have determined that the request for a variance from minimum front setback requirements at 625 S. Kennedy Street meets the requirements of the Zoning Ordinance and Comprehensive Plan. If city council approves this application, staff recommend consideration of the following conditions:

1. The applicant shall begin construction within three months after approval of the variance by the City Council.
2. The applicant shall meet all building permit and inspection requirements.

The Planning Commission voted unanimously on August 3, 2026, to recommend approval of the request for a variance from minimum front setback requirements at 625 S. Kennedy Street.

After no comments from the public, Mayor Taylor closed the public hearing and called for a motion.

Councilman Thomas made a motion to approve a request by Zachery Daniel for a Variance from Article V. Zoning District Schedules, minimum setback requirements of the City of Metter Zoning Ordinance for the property at 625 S. Kennedy Street (map and parcel #M35 085). Councilwoman Tremblay seconded the motion, and the vote was unanimous.

**RESCHEDULE PUBLIC HEARING DATE FOR ANNEXATION AND ZONING
SUBMITTED BY MATTHEW & EVANGELINA MOGHADDAM FORTNER
ROAD**

Councilwoman Kilcrease made a motion to reschedule to, September 14, 2026, for public comment on a request by Matthew & Evangelina Moghaddam for annexation and zoning to HOC Highway Oriented Commercial, 46.76-acre property located on Fortner Road west of Crabby Lane, across from the mini storage (map and parcel 037-021). Councilwoman Tremblay seconded the motion, and the vote was unanimous.

**BIDS TO REPAIR WOODEN BRIDGE AT THE INDUSTRIAL PARK WALKING
TRAIL**

Mr. Hendrix commented that he talked with the two lowest bidders regarding the repairs to the wooden bridge at the Industrial Park Walking Trail. Due to pond conditions changing, Holloway Construction has withdrawn their quote. DC Exteriors has a revised amount of \$28,800.00. Their original quote was \$22,000.00. DC Exteriors sent three references, which highly recommended their work. Based on the above references and

information, Mr. Hendrix is recommending that the city use DC Exteriors to repair the wooden bridge at the Industrial Park Walking Trail.

Councilman Thomas made a motion to accept the bid from DC Exteriors in the amount of \$28,800.00 for repairs to the wooden bridge at the Industrial Park Walking Trail. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

SECOND READING OF ORDINANCE AMENDMENT – TITLE 1, CHAPTER 1.16, SECTION 1.16.010 SCHEDULE OF FINES

Councilwoman Kilcrease made a motion to approve an ordinance amending Title 1, Chapter 1.16, Section 1.16.010 Schedule of Fines of the Metter Municipal Code as follows:

City Ordinance

- | | |
|--|----------|
| 1. 10.22.010 – designated truck route | \$150.00 |
| 2. 5.08.360 – brown bagging prohibited | |
| 1 st Offense | \$ 75.00 |
| 2 nd Offense | \$150.00 |
| 3 rd Offense | \$200.00 |

State

- | | |
|--|---------|
| 40-6-294a – bicycles to be ridden on the right side of the roadway | |
| | \$50.00 |

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

FIRST READING OF ORDINANCE AMENDMENT - TITLE 1, CHAPTER 1.16, SECTION 1.16.010 SCHEDULE OF FINES

Councilwoman Kilcrease made a motion to approve the first reading of an ordinance amending Title 1, Chapter 1.16, Section 1.16.010 Schedule of Fines of the Metter Municipal Code to include the following:

City Ordinance

- | | |
|---|----------|
| 40-2-29 – failure to register a license plate | \$100.00 |
|---|----------|

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

APPOINTMENT OF JACK DOWNIE SR. AS SOLICITOR

Councilman Thomas made a motion to appoint Jack Downie Sr. as Solicitor of the City of Metter Municipal Court to replace Brent Carter who recently resigned. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

OTHER BUSINESS FROM CITY COUNCIL

There was no further business from City Council.

DEPARTMENTAL REPORTS

Departmental reports were provided to council members in the meeting binder and distributed electronically prior to the meeting.

Chief Lewis announced that Animal Control is holding an Adoption Day on September 5, 2026, at the Metter Police Department from 10:00 am to 2:00 pm. It has been advertised by a flyer and placed on Facebook.

The cat demobilizing is going really well. The numbers are looking good.

CITY MANAGER REPORT

Mr. Wood reported on the following:

1. Held meeting with employees on the new personnel policy.
2. Held a department head meeting.
3. Sikes Brothers Paving is 123 days in default on the paving projects and is costing them \$300 per day.
4. City Manager and Mayor met with the new city attorney, Ben Perkins.
5. Fire Station project is on schedule.
6. Will need to cut Vertia Street to allow for a new gas line.
7. Welcomed the new representative from Metter Advertiser, R'eyahn Shaffer Wade.

MAYOR'S REPORT

Mayor Taylor reported the following:

1. City Council is in the Round 2 interview stage for hiring a city manager.
2. Will be attending the Mayors Leadership Academy.
3. Met with UGA regarding training for elected officials.
4. Finalizing plans to kick off the new Farmers Market – September, October, and November.
5. Mallory Sessions is doing good at her new job as Resource Coordinator. She is heading up the Farmers Market. She just got married.

Regular Meeting, August 10, 2026

ADJOURNMENT

After no further discussion, Councilman Thomas made a motion to adjourn the meeting. Councilwoman Kilcrease seconded the motion, and the vote was unanimous. The meeting was adjourned at 6:00 p.m.

Angie Conner, City Clerk

**CITY OF METTER
CALLED MEETING
THURSDAY, AUGUST 13, 2026
2:00 P.M.
PINELAND TELEPHONE COMMUNITY ROOM**

A called meeting was held on Thursday, August 13, 2026, at 2:00 p.m. at the Pineland Telephone Community Room located at 3 South Rountree Street.

The meeting was moved from City Hall due to the noise from the construction of the new fire station.

Attending the meeting were the following officials:

Mayor Rashida Taylor
Councilwoman Chyrileen Kilcrease
Councilwoman Tara Tremblay
Councilman Gregory Thomas
City Manager Scott Wood
City Clerk Angie Conner

GUESTS ATTENDING

There were no guests present.

INVOCATION

Councilwoman Chyrileen Kilcrease gave the invocation.

PLEDGE OF ALLEGIANCE

Councilman Gregory Thomas led the Pledge of Allegiance.

CALL TO ORDER AND WELCOME

Mayor Taylor called the meeting to order and welcomed everyone.

APPROVAL OF AGENDA

Councilwoman Kilcrease made a motion to approve the agenda as presented. Councilman Thomas seconded the motion, and the vote was unanimous.

ANNOUNCEMENTS

City Manager Scott Wood made the following announcements:

1. Working on a reception for Brent Carter.
2. The water leak on S. Lewis came about during paving. The city says it is GDOT's responsibility. GDOT says it is the city's responsibility. Since it is our line we are probably going to have to fix it. We are talking with GDOT now. They will require us to go back 100 feet; 50 feet on each side. They will require flagmen, etc. It could wind up being an expensive repair; \$15,000.00 to \$20,000.00, but it is not our issue.
3. Council needs to decide when and how to get together for the final 2 interviews and to compare notes as to what you want to do.

PURPOSE /EXECUTIVE SESSION

Councilwoman Kilcrease made a motion to go into executive session for personnel pursuant to O.C.G.A. 50-14-2(1) 2:07 p.m. Councilman Thomas seconded the motion, and the vote was unanimous.

RECONVENE IN OPEN SESSION

At 4:10 p.m., Mayor Taylor called the meeting back into open session

No action was taken following executive session.

ADJOURNMENT

After no further comments, Councilwoman Kilcrease made a motion at 4:10 p.m. to adjourn the meeting. Councilman Thomas seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk

**CITY OF METTER
CALLED MEETING
WEDNESDAY, AUGUST 19, 2026
5:30 P.M.**

The called meeting took place at 5:30 p.m. on Wednesday, August 19, 2026, in the City Hall Council Chambers.

Attending the meeting were the following officials:

Mayor Rashida Taylor
Councilwoman Chyrileen Kilcrease
Councilwoman Tara Tremblay
Councilman Gregory Thomas
City Manager Scott Wood
City Clerk Angie Conner

GUESTS ATTENDING

There were no guests present.

INVOCATION

Councilman Gregory Thomas gave the invocation.

PLEDGE OF ALLEGIANCE

Councilwoman Chyrileen Kilcrease led the Pledge of Allegiance.

CALL TO ORDER AND WELCOME

Mayor Taylor called the meeting to order and welcomed everyone.

APPROVAL OF AGENDA

Councilman Thomas made a motion to approve the agenda as presented. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

PURPOSE /EXECUTIVE SESSION

Councilwoman Kilcrease made a motion to go into executive session for personnel pursuant to O.C.G.A. 50-14-2(1) 5:32 p.m. Councilman Thomas seconded the motion, and the vote was unanimous.

Called Meeting, August 19, 2026

RECONVENE IN OPEN SESSION

At 7:08 p.m., Councilwoman Kilcrease made a motion to go back into open session. Councilman Thomas seconded the motion and the vote was unanimous.

No action was taken following executive session.

RESOLUTION SETTING NEW QUALIFYING DATES

Councilwoman Kilcrease made a motion to approve setting new qualifying dates for the Special Election to be held on Tuesday, November 3, 2026, as follows: Tuesday, September 8, 2026, at 8:30 a.m. through Thursday, September 10, 2026, at 4:30 p.m. Councilman Thomas seconded the motion, and the vote was unanimous.

ANNOUNCEMENTS

City Manager Scott Wood made the following announcements:

1. Vertia Street will be closed for 10 days to 2 weeks from S. Lewis Street to Rountree Street while the contractors are working on the south side of the new fire station.
2. USDA has security interests in the Better Fresh Farm, Grant Anderson's equipment at the GGRC building.
3. The millage rate will roll back from 13.402 to 9.004 based on the first 6 months of collecting FLOST. That is a 4.398 reduction. Council will vote on this at the September 14th meeting.

Councilman Thomas wanted to know when council would come back to finish the process. Council discussed scheduling a called meeting. Mr. Wood informed council that they have to release the name of the finalist 2 weeks prior to the formal vote. He said that once council lets him know then in all fairness to the other candidates, he will need to let them know and also the one that is chosen. Council decided not to hold another meeting at this time. To maintain the confidentiality of the candidates council decided to go back into executive session for further discussion.

At 7:16 p.m. Councilman Thomas made a motion to go into executive session. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

At 7:43 p.m. Councilman Thomas made a motion to reconvene the meeting. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

No action was taken following executive session.

Called Meeting, August 19, 2026

ADJOURNMENT

After no further comments, Councilwoman Kilcrease made a motion at 7:43 p.m. to adjourn the meeting. Councilman Thomas seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk

**CITY OF METTER
CALLED MEETING
MONDAY, AUGUST 31, 2026
5:30 P.M.**

A called meeting was held on Monday, August 31, 2026, at 5:30 p.m. in the council chambers at city hall.

Attending the meeting were the following officials:

Mayor Rashida Taylor
Councilwoman Chyrileen Kilcrease
Councilwoman Tara Tremblay
Councilman Gregory Thomas
City Manager Scott Wood
City Clerk Angie Conner
Police Chief McKinley Lewis

GUESTS ATTENDING

There were no guests present.

INVOCATION

Councilman Gregory Thomas gave the invocation.

PLEDGE OF ALLEGIANCE

Councilwoman Chyrileen Kilcrease led the Pledge of Allegiance.

CALL TO ORDER AND WELCOME

Mayor Taylor called the meeting to order and welcomed everyone.

APPROVAL OF AGENDA

Councilwoman Kilcrease made a motion to approve the agenda as presented. Councilman Thomas seconded the motion, and the vote was unanimous.

PURPOSE /EXECUTIVE SESSION

Councilwoman Kilcrease made a motion to go into executive session for personnel pursuant to O.C.G.A. 50-14-2(1) 5:32 p.m. Councilman Thomas seconded the motion, and the vote was unanimous.

Called Meeting, August 31, 2026

RECONVENE IN OPEN SESSION

At 6:02 p.m., Councilwoman Kilcrease made a motion to go back into open session. Councilman Thomas seconded the motion and the vote was unanimous.

No action was taken following executive session.

ADJOURNMENT

After no further comments, Councilman Thomas made a motion at 6:02 p.m. to adjourn the meeting. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk

City of Metter

MAYOR & COUNCIL

Rashida Daniel Taylor, Mayor
Chyrileen Kilcrease, Mayor Pro Tem
Gregory Thomas
Tara Tremblay

49 South Rountree Street
Post Office Box 74
Metter, Georgia 30439



APPOINTED OFFICIALS

Scott Wood, City Manager
Angie Conner, City Clerk
Brent Carter, City Attorney
J. Kendall Gross, Municipal Judge

**CITY OF METTER
SPEAKER APPEARANCE FORM**

SECTION I

SPEAKER'S NAME:

Victoria Gaitten

ADDRESS:

TELEPHONE #: Work

Home

Cell

EMAIL ADDRESS:

REPRESENTING:

I wish to speak at the meeting to be held on (date) regarding

9/14/2026 Trash Service Contract

SECTION II

If you are being paid a fee, are directly employed by, or are indirectly being compensated for representing another individual or group of people or a corporation on the subject to which you will be speaking, you are required to complete this section.

NAME OF PERSON(S), GROUPS, OR FIRMS BEING REPRESENTED:



STAFF REPORT
City of Metter Planning Department
ZONING AMENDMENT APPLICATION

Meeting Date:	Planning Commission-August 3, 2026; City Council – September 14, 2026		
Application Type:	Rezoning	Case Number:	REZ_072026_001
Location:	990 Fortner Road	Applicant / Property Owner:	Matthew & Evangelina Moghaddam
Tax Parcel ID:	037 021	Acreage:	46.76 acres
Current Zoning:	AG-3 Agriculture (Unincorporated Candler County)	Council District:	01
Request:	Annex and rezone from Candler County AG-3 to City of Metter HOC Highway Oriented Commercial zoning district for the purpose of constructing a commercial development with cold storage, hotel, fast food restaurant, retail shopping center and two billboards.		

BACKGROUND:

- The property at 990 Fortner Road is located in unincorporated Candler County and is currently in the AG-3 Candler County zoning district.
- The applicant is requesting annexation and rezoning to the City of Metter HOC – Highway Oriented Commercial zoning district and proposes to develop the property with a 70,300sf cold storage facility, a hotel, a fast-food restaurant, a 20,000sf retail center, and two billboards.
- The concept is part of a proposal that originally included an access road connecting to the parcel to the west, and from there northwards into the industrial park.
- Cold storage, fast food restaurants, retail shopping centers, and hotels are permitted in HOC.
- The property is located on Fortner Road, adjacent to city water. City sewer infrastructure will require an extension either from the east on Fortner Road or from north in the industrial park.
- The proposed development was reviewed as a Development of Regional Impact (DRI #4695) by the Heart of Georgia Altamaha Regional Commission (HOGARC), which issued a Final Comments and Findings Report on May 12, 2026.
 - Economic impact: value at build-out projected to be \$125m; Estimated property tax revenue at build-out projected to be \$15m.
 - Comments were submitted by the Candler County Industrial Authority in support of the application.
 - GA Department of Natural Resources, Floodplain Unit, noted that the proposed project is located in zone X, outside of the special flood hazard area (SFHA) and an area of low risk.
 - GA Department of Natural Resources, Wildlife Resource Division submitted recommendations on erosion control practices, inspections, use of natural vegetation and grading techniques, use of deer-friendly fencing along property perimeters, use of porous asphalt in parking areas.
 - City of Santa Claus expects no impact from the proposed development.

	ZONING:	LAND USE:
NORTH:	AG-3 (Candler County zoning district)	Agriculture and forestry
SOUTH:	HOC – Highway Oriented Commercial and Interstate 16	Airport, RaceTrac, I-16
EAST:	HOC – Highway Oriented Commercial	Commercial development
WEST:	AG-3 (Candler County zoning district)	Residential and forestry
Description of surrounding land uses: To the east of the property at 990 Fortner Road is highway oriented commercial development on Hwy 121/S. Lewis Street. Land immediately north of the property is used for agriculture. The Candler County Industrial Park is also located to the north. The property to the west is a large, wooded parcel with a residential structure. To the south are I-16, the airport, and RaceTrac.		

CONSISTENCY WITH COMPREHENSIVE PLAN:

The future land use map in the *2022 Candler County / Metter Comprehensive Plan* anticipates the property's use as Commercial. The property is not currently developed.

ANALYSIS / CRITERIA TO CONSIDER FOR REZONING DECISIONS:

The Metter Zoning Ordinance provides standards to consider when adopting, changing, or amending the zoning ordinance or the zoning map. Those standards, and any relevant information known to staff, are as follows:

1. *Whether the proposal will permit a use that is suitable in view of the use, development and character of adjacent and nearby property, or whether the proposal will adversely affect the existing use or usability, development, or character of adjacent or nearby property.*
 - **The proposed development is consistent with the Candler County future land use map designation of commercial and adjacent commercial uses in the City of Metter.**
2. *Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, utilities, schools, or other public facilities and services.*
 - **The proposed commercial development may require transportation network and road improvements. A traffic study has been completed. Staff will work with the applicant to revise and refine the study. Water and sewer infrastructure is available in the area. Water and sewer line extensions will be necessary.**
3. *Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element.*
 - **The proposed cold storage, hotel, restaurant, and retail center development is in conformity with the Candler County future land use designation of commercial.**
4. *Whether the proposal relates to adjacent and nearby zoning districts, or whether the proposal if approved would create an isolated zoning district unrelated to adjacent and nearby zoning districts.*
 - **The proposed rezoning from Candler County AG-3 to City of Metter HOC Highway Oriented Commercial is consistent with adjacent HOC zoning to the east and south, and nearby Industrial zoning to the north.**
5. *The suitability of the subject property for development under the existing zoning district and the proposed zoning district.*
 - **The proposed rezoning from Candler County AG-3 to City of Metter HOC Highway Oriented Commercial is consistent with adjacent municipal zoning districts.**
6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.*
 - **The proposed rezoning from Candler County AG-3 to City of Metter HOC Highway Oriented Commercial will extend an existing commercial district along the I-16 corridor. Any future annexation and rezoning activity in the area will allow for looping of the water-sewer infrastructure through the industrial park.**

DETERMINATION: Staff have reviewed the application and determined that the request to annex and rezone from unincorporated Candler County AG-3 to City of Metter HOC – Highway Oriented Commercial for the purpose of constructing a cold storage facility, fast food restaurant, retail center and hotel is in compliance with permitted uses in the Zoning ordinance. In addition, the proposed commercial development is compatible with the Candler County future land use designation of commercial.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission voted (3 in favor and 2 against) on August 3, 2026, to recommend APPROVAL of the request to annex and rezone from unincorporated Candler County AG-3 to City of Metter HOC – Highway Oriented Commercial for the purpose of constructing a cold storage facility, fast food restaurant, retail center and hotel.

**Candler County
Zoning Map
(Draft)**

Scale: 1" = 1 Mile
North Arrow
Legend

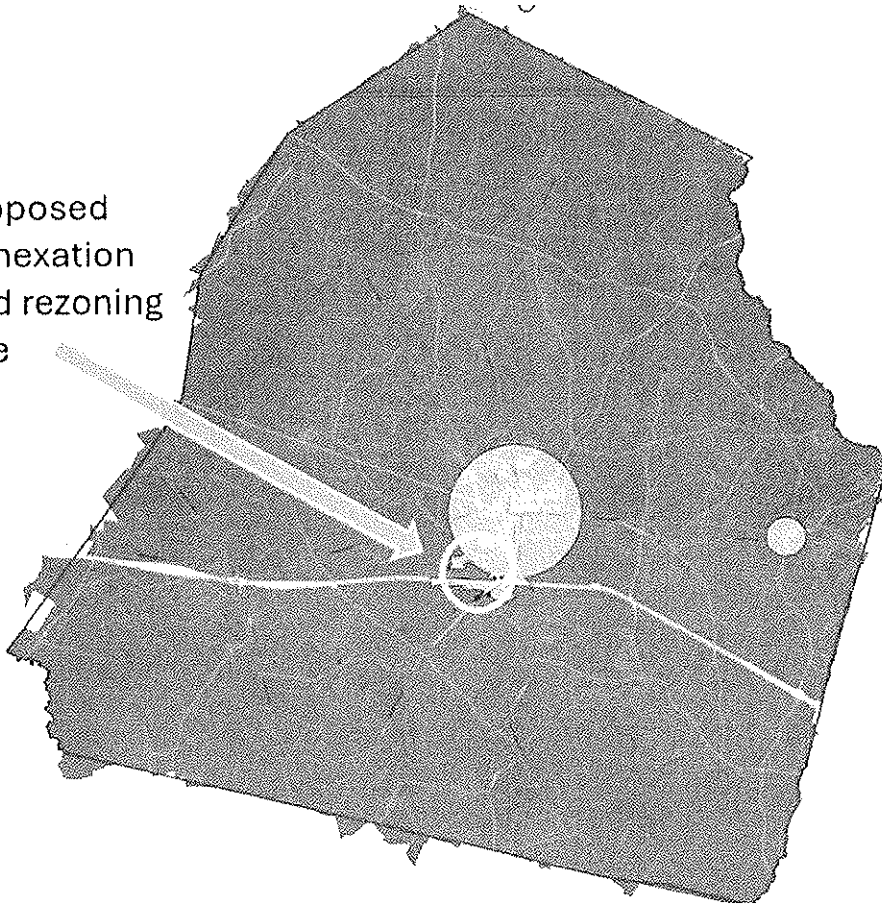
Map of Candler County, Georgia



Map of Candler County, Georgia

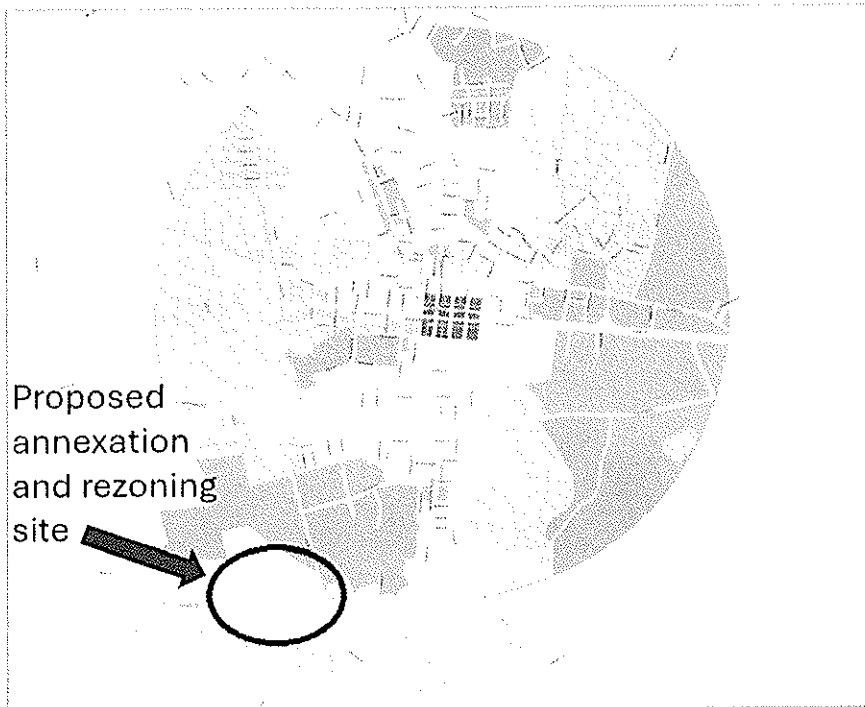
Map of Candler County, Georgia

Proposed
annexation
and rezoning
site



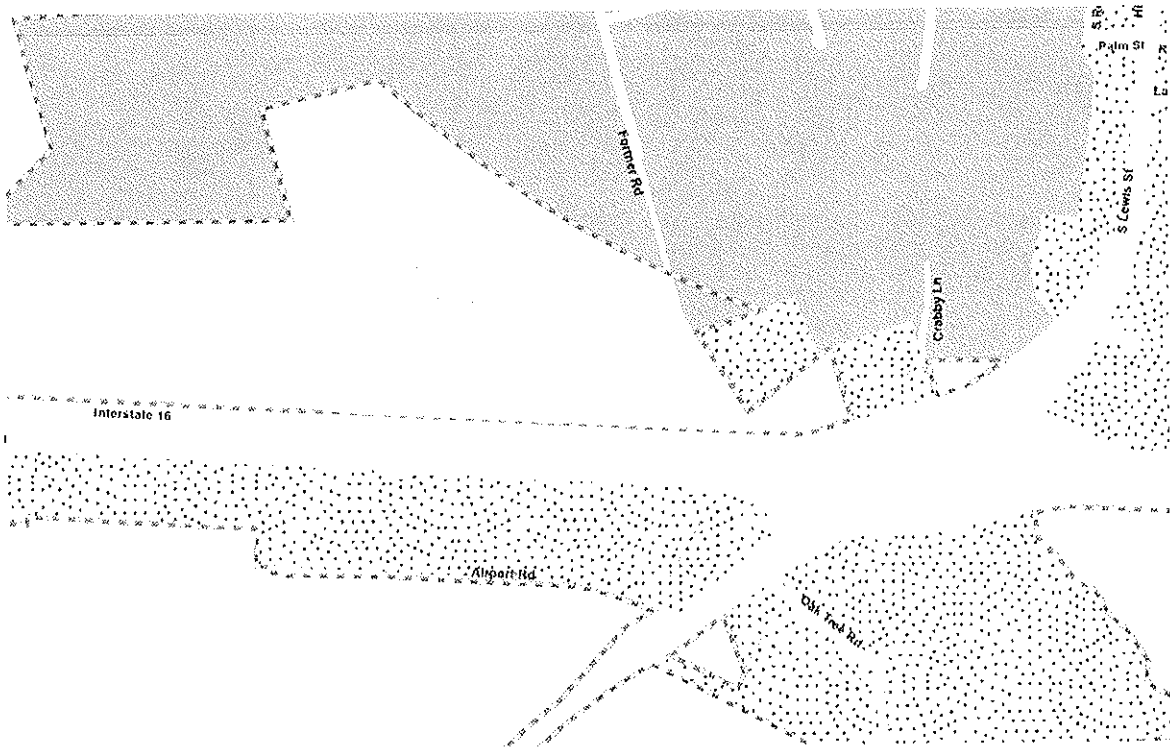
City of Metter Zoning Map

Proposed
annexation
and rezoning
site



Map of Metter, Georgia

PROPOSED SITE OF ANNEXATION AND REZONING TO HOC – HIGHWAY ORIENTED COMMERCIAL



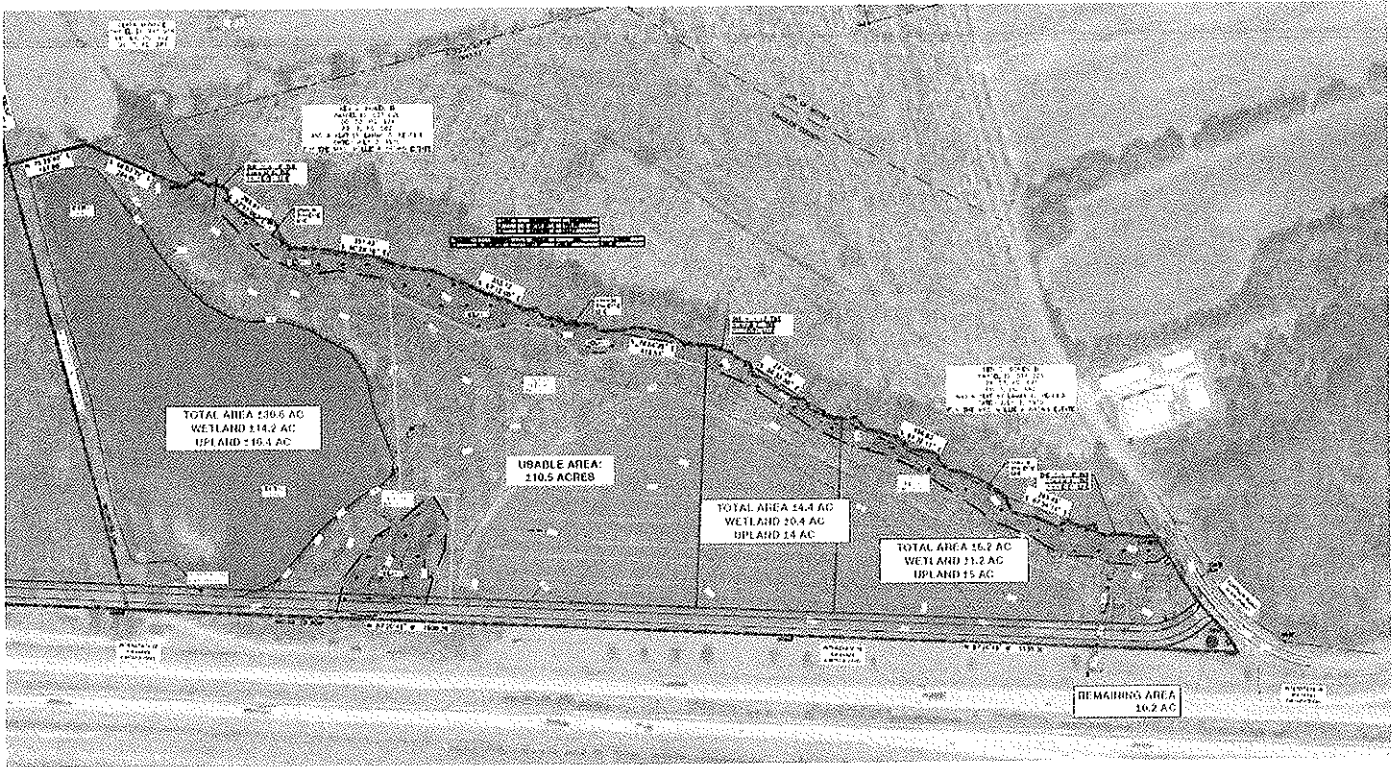
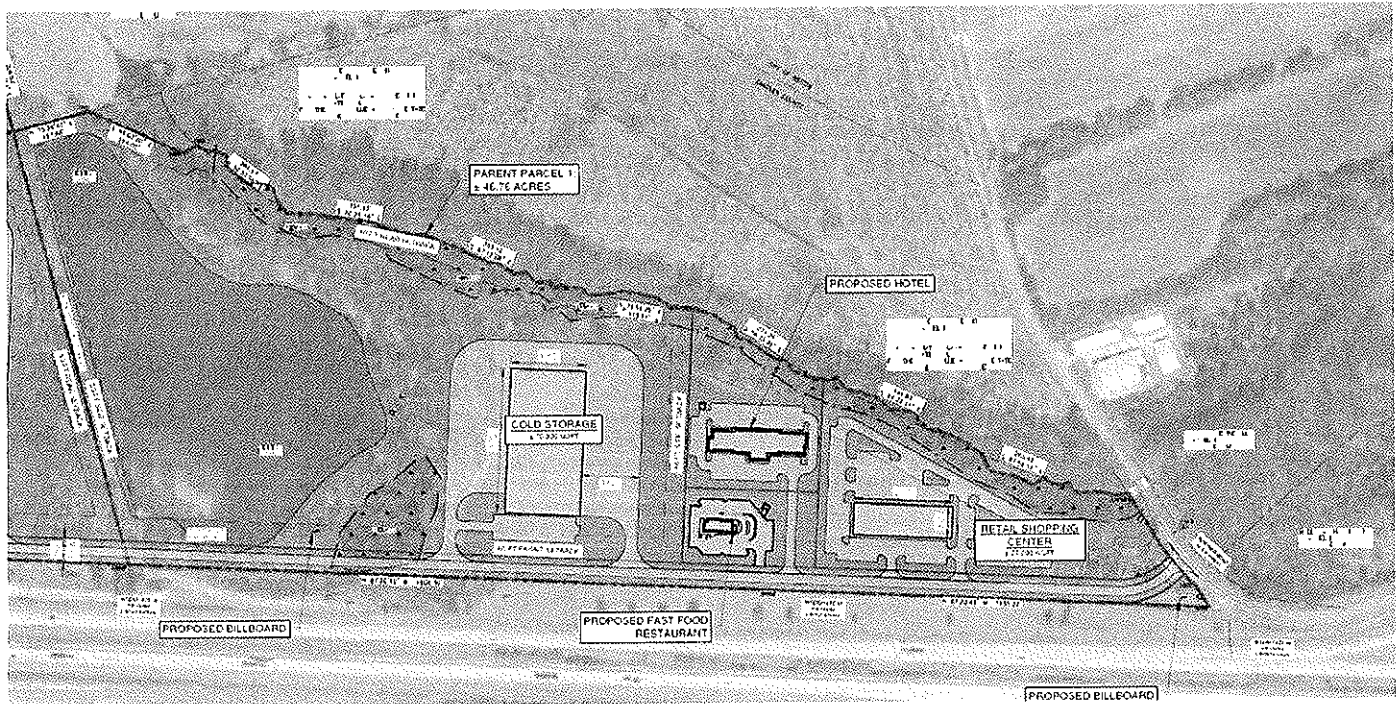
990 Fortner Road Location



View of site from Fortner Road



Concept Plan



Please download the form and open it with ADOBE READER in order to submit it via email! An active email account is required.

PAID

JUL 10 2026

CITY OF METTER
APPLICATION FOR AMENDMENT TO THE METTER
ZONING ORDINANCE
PURSUANT TO SECTION 13.02

CITY OF METTER

A. Applicant Name: Matthew & Evangelina Moghaddam

Applicant Phone Number: (912) 426-1848

Applicant Email Address: eva@eg20.us

Applicant Address: 305 Chartwell Dr., Jonesboro, GA 30236

Representative of Applicant (if corporation or other business): Christopher Gohagan, Esq.

Taulbee Rushing, 12 Siebald Street, Statesboro, GA 30458, (912) 764-9055, cgohagan@taulbeerushing.com

Interested persons in application and their respective interest: _____

B. Extent of area to be re-zoned (Specify streets bounding and intersecting the area, a plan showing the extent of the area to be re-zoned, the land use, and the classification of abutting districts. Attach photographs of the area to be re-zoned and the abutting areas).

46.76 acres known as 990 Fortner Road and designated as Parcel No. 037 021.

See attached site plan.

C. Statement of circumstances in the proposed district to be re-zoned and the abutting districts and any other factors on which the applicant relies as reasons for supporting the proposed rezoning. (The applicant's statement should address issues identified in the cities adopted: "Standards for Zoning Decisions," copy attached).

Applicants seek annexation and rezoning of Parcel No. 037 021 to Highway Oriented Commercial (HOC) for future development, including retail, hotel, dining

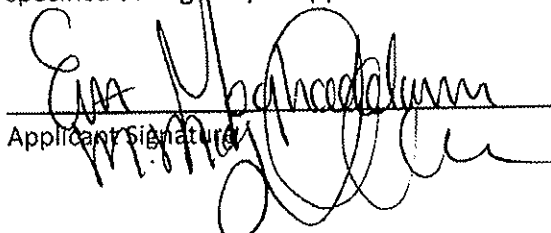
and warehouse opportunities. The proposed zoning is consistent with neighboring properties zoned LI or HOC and the Metter /Candler County Industrial character area

identified by the 2022 Comprehensive Plan. The proposed design meets all requirements of the City of Metter Zoning Ordinance, including the dimensional requirements for HOC.

- D. Approximate time schedule for the beginning and completion of the development in the area: Applicants anticipate that construction will begin in 2027

with an expected completion date in 2029.

- E. Attach hereto a site plan to scale, indicating the locations of all structures, their uses, and areas for all off-street parking and loading.
- F. Survey plat drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and existing and intermediate regional floodplains and structures.
- G. If the request is for a PUD (Planned Unit Development) a Site Plan and Property Analysis is required with application.
- H. Submit a copy of recorded covenants and restrictions, if applicable.
- I. Submit a copy of the Tax Property Record Card for the parcel from the Tax Assessor's Office.
- J. A list of any zoning conditions proposed by the applicant.
- K. Any prior zoning request on this property? X No Yes
- L. A Traffic Impact Analysis (TIA) is required to be submitted on all Single-Family/Multi-Family Developments based on the following threshold: (Housing-70 housing units) and may be required in Commercial and Industrial Developments. Please submit a TIA if specified during the pre-application meeting.


Applicant Signature

3/27/26
Date

This application will not be processed unless the above items are submitted with it:

1. Zoning Amendments:
- | | |
|--|-------------------------------|
| a. Single-Family/Residential Districts | \$250.00 |
| b. Multi-Family Districts | \$350.00 plus \$2.00 per acre |
| c. Commercial and Industrial Districts | \$400.00 plus \$2.00 per acre |

Multi-Family defined as: (townhouses, duplexes, apartments, and PUD developments)

TO BE COMPLETED BY CITY HALL

7-20-26
Date Fee Paid

\$494.00,
Amount Paid

Ben C. Bdon
Collected by (Signature)

ADMINISTRATIVE REVIEW

Zoning Administrator Review and Signature

Date

Date Planning Commission Meeting Advertised: _____

Date Planning Commission Meeting Held: _____

Decision of Planning Commission and Reason:

Signed: _____
Chairman of Board

Clerk

Date Public Hearing Advertised: _____

Date Public Hearing Held: _____

Date City Council Meeting Held: _____

Decision of Mayor and City Council and Reason:

Mayor's Signature

Date

City Clerk's Signature

Date

(Rev.11/25)

100 PERCENT METHOD OF ANNEXATION
PETITION REQUESTING ANNEXATION

7/20/26
Date

To the Mayor and City Council of Metter, Georgia

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Metter, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Metter, Georgia, and the description of such territory is as follows:

Attach two (2) copies of a plat (It must show the present City limits of Metter as well as the amount of footage along the boundary to show that this has enough footage to meet annexation requirements of 1/8th of the property line or 50 feet, whichever is less), two (2) copies of the most recent deed and two (2) copies of the complete legal description of the land to be annexed and three (3) copies of a small map of the general area of Candler County with the site located highlighted.

	Name (Print)	Address	Signature	Date
1.	Eva Moghadam		Eva Moghadam	7/20/22
2.	MATTHEW MOGHADAM		MATTHEW MOGHADAM	7/20/26
3.	BOSCHARTWELL DR.			
4.	Jonisboro, GA 30236			
5.				
6.				

RECORDED 12/19/2025 11:00 AM Recpt:010680
WARRANTY DEED
DEED BOOK 329 PAGES 662 - 664 Doc #2025001532
FILING FEES: \$25.00 TRANSFER TAX: \$1,100.00
PT61: 0212025000569
Jenny Grimes, Superior Court Clerk, Candler County, GA

RETURN RECORDED DOCUMENT TO:
STEPHENT T. RUSHING, ESQUIRE
TAULBEE, RUSHING, SNIPES, MARSH & HODGEN, LLC
12 SIEBALD STREET
STATESBORO, GA 30458

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA]
COUNTY OF BULLOCH]

LIMITED WARRANTY DEED

THIS INDENTURE, made this 19th day of December, 2025, between **WILLIAM L. TURNER, JR.**, as party of the first part, hereinafter referred to as the "Grantor", and **EVANGELINA MOGHADDAM and MATTHEW MOGHADDAM**, as party of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of the following described property, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the above-described property unto Grantees against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto signed and sealed this deed, the day and year above written.

William L. Turner Jr.
WILLIAM L. TURNER, JR.

Signed, sealed and delivered this 19TH
Day of December, 2025, in the presence of:

Witness

Jayna M. Stephens
Notary Public

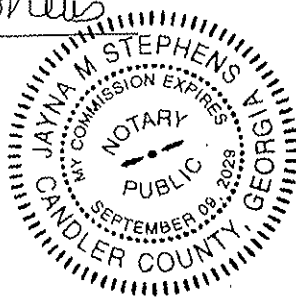


EXHIBIT "A"

All those certain lots of land situate lying and being in the 1685th G.M. District of Candler County, Georgia, containing 66 acres, more or less, known and designated as Lot #8 of the J.A. Woodward Estate as shown on that certain Plat of Survey prepared by E. Warren, Emanuel County, Georgia Surveyor, dated July 27, 28, and 29, 1921 and recorded in Deed Book 7, Page 281, Candler County Records. Said land being bounded, now or formerly, as follows: on the North by lands of Mollie Brown and James Taylor; on the East by lands of Barwick Trapnell; on the South by lands of M.E. Trapnell; and on the West by lands of Mildred Fortner. This land herein conveyed includes 9.42 acres shown on a plat by Leon A. Zipperer, Jr. for Ann Turner dated February 3, 1987.

LESS AND EXCEPT: 18.564 acres of land conveyed to the Department of Transportation on July 11, 1975 and being recorded as Docket No. 3110 in Deed Book 53, Pages 231-237, Candler County Records.

LESS AND EXCEPT: .68 acres of land conveyed to the City of Metter and Candler County, Georgia by Warranty Title Deed on March 22, 1965 and recorded in Deed Book 37, Page 160, Candler County Records.

[Map and Parcel: 037-021]

STATE OF GEORGIA.

Civil Superior Court

Filed: Sept 2nd 1921

11 A.M.

Recorded in seal

Book No. 7 Page 281

Sept 2nd 1921

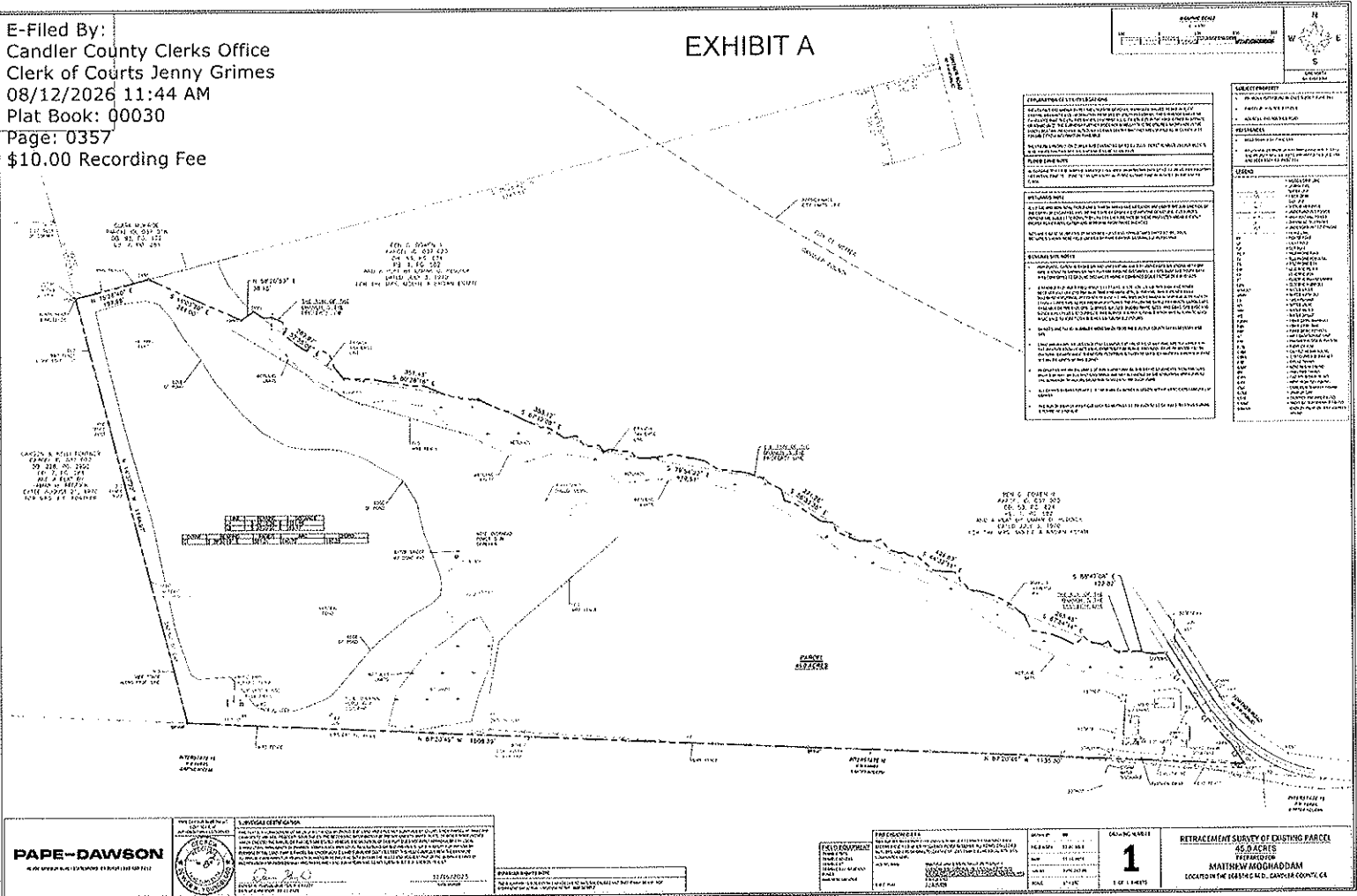
McGowan

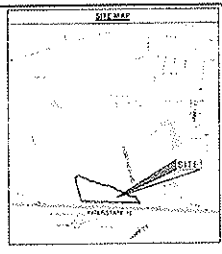
Fee _____ Clerk

182
p 281

E-Filed By:
Candler County Clerks Office
Clerk of Courts Jenny Grimes
08/12/2026 11:44 AM
Plat Book: 00030
Page: 0357
\$10.00 Recording Fee

EXHIBIT A





NOTES

1. ALL LOTS ARE 100' WIDE.

2. ALL LOTS ARE 100' DEEP.

3. ALL LOTS ARE 100' WIDE.

4. ALL LOTS ARE 100' DEEP.

5. ALL LOTS ARE 100' WIDE.

6. ALL LOTS ARE 100' DEEP.

7. ALL LOTS ARE 100' WIDE.

8. ALL LOTS ARE 100' DEEP.

9. ALL LOTS ARE 100' WIDE.

10. ALL LOTS ARE 100' DEEP.

PRELIMINARY
NOT FOR
CONSTRUCTION

PAPE-DAWSON
ENGINEERS & ARCHITECTS, P.C.

1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Email: info@pape-dawson.com

PROJECT: PARCEL SUBDIVISION
990 FORTNER RD
CANDLER COUNTY, GA
ZONING: SITE MAP

DATE: 01/12/2010
DRAWN: 01/12/2010
BY: J. ADAMS

C1.0

**STATE OF GEORGIA
CITY OF METTER**

ORDINANCE # 2026-01

AN ORDINANCE TO ANNEX CERTAIN PROPERTY KNOWN AS PARCEL NO. 037 021, LOCATED AT 990 FORTNER ROAD IN CANDLER COUNTY, GEORGIA INTO THE CITY OF METTER, GEORGIA; TO AMEND THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF METTER, GEORGIA TO REZONE SUCH PROPERTY TO A CITY OF METTER ZONING CLASSIFICATION OF HOC–HIGHWAY ORIENTED COMMERCIAL; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of Metter, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and Council have the authority to annex property and amend the zoning classification of parcels from time to time;

NOW THEREFORE, THE COUNCIL OF THE CITY OF METTER, GEORGIA HEREBY ORDAINS in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

SECTION 1. The real property contiguous to the City of Metter, Georgia, known as Parcel No. 037 021, being located at 990 Fortner Road in Candler County, Georgia and more particularly described on Exhibit A which is attached hereto and incorporated as part of this Ordinance as if set forth herein verbatim, is hereby annexed into the City of Metter, Georgia.

SECTION 2. The Zoning Ordinance and Official Zoning Map of the City of Metter, Georgia, is hereby amended so that the property described in Section 1 shall be rezoned to a City of Metter zoning classification of HOC - Highway Oriented Commercial.

SECTION 3. All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. This Ordinance shall become effective upon the date of adoption.

ADOPTED this _____ day of _____, 2026, by the Mayor and Council Members of the City of Metter, Georgia.

THE CITY OF METTER, GEORGIA

Rashida Taylor, Mayor

ATTEST:

Angie Conner, City Clerk

EXHIBIT A

All those certain lots of land situate lying and being in the 1685th G.M. District of Candler County, Georgia, containing 66 acres, more or less, known and designated as Lot #8 of the J.A. Woodward Estate as shown on that certain Plat of Survey prepared by E. Warren, Emanuel County, Georgia Surveyor, dated July 27, 28, and 29, 1921 and recorded in Deed Book 7, Page 281, Candler County Records. Said land being bounded, now or formerly, as follows: on the North by lands of Mollie Brown and James Taylor; on the East by lands of Barwick Trapnell; on the South by lands of M.E. Trapnell; and on the West by lands of Mildred Fortner. This land herein conveyed includes 9.42 acres shown on a plat by Leon A. Zipperer, Jr. for Ann Turner dated February 3, 1987.

LESS AND EXCEPT: 18.564 acres of land conveyed to the Department of Transportation on July 11, 1975 and being recorded as Docket No. 3110 in Deed Book 53, Pages 231-237, Candler County Records.

LESS AND EXCEPT: .68 acres of land conveyed to the City of Metter and Candler County, Georgia by Warranty Title Deed on March 22, 1965 and recorded in Deed Book 37, Page 160, Candler County Records.

[Map and Parcel: 037-021]

AN ORDINANCE AMENDING TITLE 1, CHAPTER 1.16, SECTION 1.16.010
SCHEDULE OF FINES
THE METTER MUNICIPAL CODE

THAT WHEREAS, the City of Metter is duly authorized to operate a police department within its jurisdictional limits to enforce violations of the provisions of its Municipal Code and Rules governing the regulation of motor vehicles as set forth in the Official Code of Georgia; and

WHEREAS, the City of Metter employs personnel to administer and enforce violations thereof through the City's Municipal Court; and

WHEREAS, in order to assist in the financing of these operations and to deter the violations contemplated hereby, the City imposes various fines, fees, charges, and/or penalties; and

WHEREAS, the Mayor and Council have established a Schedule of Fines as part of the City of Metter Municipal Code; and

WHEREAS, the Mayor and Council find it in the best interest of the health, safety, morals, and welfare of the public and the citizenry of Metter to clarify and modify the fines for certain infractions and violations; and

WHEREAS, the Mayor and Council have reviewed the recommended increases in fines as proposed by the Chief of Police and the City Manager;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Metter, Georgia that Title 1, Chapter 1.16, Section 1.16.010 of the Municipal Code of the City of Metter, Georgia is hereby amended to read as follows:

Section 1. Fines and fees of **Section 1.16.010 "Schedule of Fines"** shall be amended as outlined in "Attachment A: Recommended Fines."

Section 2. Except as amended herein, Section 1.16.010 shall otherwise remain unchanged and in full force and effect.

Section 3. This Ordinance shall be and remain in full force and effect from and after its date of adoption on two separate readings.

First Reading:

Second Reading:

CITY OF METTER, GEORGA.

BY:

Rashida Taylor, Mayor

Chyrileen Kilcrease, Council Member

Gregory Thomas, Council Member

Tara Tremblay, Council Member

ATTEST:

Angie O. Conner, City Clerk

City Ordinance

40-2-29- failure to register a license plate
\$100.00

A RESOLUTION APPOINTING MEMBERS TO THE L.C. ANDERSON MEMORIAL
LIBRARY BOARD

WHEREAS, the L.C. Anderson Memorial Library, also known as the Candler County/City of Metter Library is a member of the Statesboro Regional Public Libraries and is a duly authorized and operational public library pursuant to the Official Code of Georgia offering library services to all citizens of Candler County; and

WHEREAS, pursuant to Article V Section 1 of the Constitution for the L.C. Anderson Memorial Library, the Candler County Library Board shall be composed of nine (9) members appointed by governmental agencies financially supporting the Library on a regular basis – three (3) of which shall be appointed by the City Council of Metter; and

WHEREAS, each appointment shall be for a term of three (3) years corresponding to the State fiscal year of July 1 – June 30; and

WHEREAS, the Candler County Library Board currently has a vacant position to be filled by the Metter City Council; and

WHEREAS, Mr. Ted Lewis has been recommended to be reappointed to the board; and

WHEREAS, Mr. Ted Lewis is duly qualified to hold appointment to the Candler County Library Board; and

NOW THEREFORE IT BE RESOLVED, by the mayor and city council of the City of Metter, Georgia as follows:

Section 1. The Mayor and City Council duly appoint Mr. Teed Lewis to the Candler County Library Board for a term of three (3) years expiring on June 30, 2029; and

Section 2. That this Resolution shall be and remain effective from and after its date of adoption.

Adopted this 14th day of September 2026.

CITY OF METTER, GEORGIA

BY:

ATTESTED BY:

Rashida Taylor, Mayor

Angie Conner, City Clerk

ADOPTED MILLAGE RATE

CITY OF METTER PUBLIC NOTICE

The City of Metter Governing Authority does hereby announce that the 2026 millage rate will be set at a regular meeting to be held at City Hall located at 49 South Rountree Street, Metter, Georgia on Monday, September 14, 2026 at 5:30 p.m. Pursuant to the requirements of O.C.G.A. 48-5-32 the City of Metter does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past five years.

CURRENT 2026 TAX DIGEST AND 5 – YEAR HISTORY OF LEVY AS REQUIRED BY LAW

5 Years are Shown for Your Information

Metter	2021	2022	2023	2024	2025	2026
Real & Personal	90,157,215	97,555,924	109,375,649	114,984,382	117,007,365	143,496,308
Motor Vehicles	1,232,100	1,075,540	1,246,810	1,075,540	1,150,510	963,190
Mobile Homes	226,451	301,786	416,194	301,786	970,414	397,933
Timber – 100%	0	0	0	0	0	0
Heavy Duty Equipment	146,400	0	24,800	0	0	22,624
Gross Digest	91,762,166	98,933,250	111,063,453	116,361,708	119,128,289	144,880,055
Less M & O Exemptions	5,025,400	5,031,922	6,301,485	4,538,309	5,873,992	16,468,699
Net M & O Digest	86,736,766	93,901,328	104,761,968	111,823,399	113,254,297	128,411,356
Gross M & O Millage	19,619	20,469	19,196	20,148	22,460	17,897
Less Rollbacks-LOST	7,886	8,804	8,522	8,246	9,058	8,893
Net M & O Millage	11,733	11,665	10,674	11,902	13,402	9,004
Net Taxes Levied	1,017,682	1,095,359	1,118,229	1,330,922	1,517,834	1,156,216
Net Taxes \$ Increase (Increase)	1,408	77,677	22,547	212,693	186,912	(361,618)
Net Taxes % Increase (Increase)	.14	7.63	2.06	19.02	14.04	(23.82)

The current year's levy reflects reductions resulting from Property Tax Relief Local Option Sales Tax (PTRLOST, also known as FLOST) proceeds applied to offset property taxes. As a result, the taxes levied are lower than they otherwise would have been absent these proceeds.



METTER POLICE DEPARTMENT
AUGUST 2026 STATS

		AUG-26	LAST MONTH	LAST YEAR
CITATIONS ISSUED		189	201	99
WARNINGS		84	85	69
ARRESTS		17	22	6
ACCIDENTS		12	7	10
ORDINANCE VIOL.		7	0	0
INCIDENT REPORTS		43	49	32
	Cleared by Arrest	16	21	6
	Exceptionally Cleared	1	1	0
	Unfounded	13	8	1
	Felony Cases	5	10	19
	Misdemeanor Cases	30	29	26
	Fowarded to Investigations		6	34

DM

Metter Animal Shelter Monthly Report 2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
# of dogs from the City of Metter	15	15	11	13	6	11	16	6				
# of dogs from Candler County	24	30	20	10	15	28	23	23				
Total # of dogs	39	45	31	23	21	39	39	29				
# of cats from the City of Metter	6	5	2	9	15	20	7	14				
# of cats from Candler County	12	13	12	23	28	19	32	39				
Total # of cats	18	18	14	32	43	39	39	53				
# of cats reclaimed	0	0	0	1	0	0	1	3				
# of dogs reclaimed	2	12	4	5	4	3	7	3				
Total # of reclaims	2	12	4	6	4	3	8	6				
# of calls responded to in City of Metter	32	16	24	25	20	24	45	16				
# of calls responded to in Candler County	23	27	28	25	25	42	25	40				
Total # of Calls	55	43	52	50	45	66	70	56				
# of dogs surrender by owner	13	10	7	7	3	9	10	8				
# of dogs adopted	16	9	17	10	7	9	9	7				
# of dogs euthanized	9	17	4	3	7	18	26	11				
# of dogs deceased at shelter	0	0	0	0	0	0	2	0				
# of dogs bites reported	1	1	3	2	1	2	7	0				
# of cats surrendered by owner	3	0	0	14	4	6	1	0				
# of cats adopted	10	6	6	5	29	34	21	34				
# of cats euthanized	5	8	5	7	7	8	3	20				
# of cats deceased at shelter	0	0	0	0	2	0	1	0				
# of cat bites reported	0	1	1	1	1	0	1	0				
Rescue transfer for dogs	9	12	11	2	9	8	7	0				

Rescue transfer for cats

0 2 3 11 0 0 9 4

Metter Fire Rescue Response List

Aug-26

Call Type and Jurisdiction

Aug-26

	Structure	Vehicle	Res.	Brush	Inv.	Alarm	Heli.	Haz.	Service	Med.	Other	Total
City	1	0	2	1	0	5	8	3	0	3	7	30
County	0	1	10	1	2	9	0	1	0	3	1	28
Total	1	1	12	2	2	14	8	4	0	6	8	

Total Calls	58
-------------	----

Aug-25

	Structure	Vehicle	Res.	Brush	Inv.	Alarm	Heli.	Haz.	Service	Med.	Other	Total
City	0	0	4	1	0	4	8	0	0	6	0	23
County	0	3	4	2	2	7	0	0	1	10	2	31
Total	0	3	8	3	2	11	8	0	1	16	2	

Total Calls	54
-------------	----

Total 55 ==1 Mutual aid to Emanuel County

REPORT CITY OF METTER
PUBLIC WORKS DIRECTOR
MONTHLY REPORT
AUGUST 01 TO AUGUST 31, 2026

A. Water and Sewer Department:

Items	Current Month	Last Month	This Month Last Year	YTD CITY FY2027
1. Total number of work orders.	122	183	266	305
2. Turn on-New Customers.	21	36	21	57
3. Turn off-Final Billing.	21	34	26	55
4. Reconnect.	30	59	42	89
5. Check for leaks.	05	14	12	19
6. Turn off-Bad Checks.	00	02	00	02
7. Turn off-non-payment.	49	56	62	105
8. Sewer Problems.	01	00	02	01
9. Discolored Water Calls	00	01	00	00
10. Service calls.	27	30	35	57
11. Busted water mains	00	00	02	00
12. Water taps.	00	00	01	00
12. Sewer taps.	00	00	01	00
13. Meters damaged by customers	01	02	02	01
14. Utilities Protection Center Locate Tickets.	70	25	47	70
15. Water Meters Tested for Calibration	00	00	15	00

B. Roadways and Walkways/Streets and Lanes Department:

Items	Current Month	Last Month	This Month Last Year	YTD CITY FY2027
1. Total number of work orders.	16	04	48	20
2. Number of potholes repaired.	02	02	04	04

C. **Projects:**

1. The TIA and 2024 LRA project are 99% complete. They just need to complete the punch list items.
2. The Industrial Park Pond walking trail 100% complete.
3. We held a pre-construction meeting for the 2025 CDBG Project. Drainage and sewer improvements/upgrades from Caney Branch to N. Terrell St. The contractor will start on September 15.
4. 2025 LRA Project- the resurfacing of 1 city street (Pine St.) along with some water, sewer and drainage improvements is 85% complete.
5. 2026 LMIG Project- the resurfacing of 2 city streets (High St. & Daniel St.) is 85% complete.
6. The new fire station is on schedule to be completed by December 31, 2026.

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

FAILURE TO CERTIFY NOTIFICATION TO PERSONS SERVED BY KNOWN OR POTENTIAL SERVICE LINE CONTAINING LEAD

We were required to demonstrate to the State that we provided initial notification to all people about a Lead, Galvanized Requiring Replacement (GRR), or Lead Status Unknown water service line by July 1, 2025, and we did not meet the prescribed time requirement.

What should I do?

There is nothing you need to do currently. You do NOT need to boil water or take other actions. Boiling water does NOT remove lead from water.

What was being done?

Notification letters were sent out to all residences, posted in the local newspaper and posted at Metter City Hall. The City of Metter Compliance has been achieved for Violation 2026-31021 and a status date of 11/24/2025 has been assigned for the City of Metter GA0430000.

For more information, please contact James McCray at 912-685-7845, by email at jmccray@cityofmetterga.gov or Cliff Hendrix at 912-685-7845, by email at chendrix@cityofmetterga.gov or by mail at City of Metter P.O. Box 74 Metter, GA 30439.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and business). You can do this by posting this notice in a public place or distributing copies by hand or mail.

FROM THE DESK OF CLIFF HENDRIX
INTERIM PUBLIC WORKS DIRECTOR

City of Metter
P.O. Box 74
Metter, Georgia 30439

Telephone: 912-685-7845 Fax: 912-685-2648 e-mail- chendrix@cityofmetterga.gov

To: Scott Wood, City Manager
From: Cliff Hendrix, ACPWP-M
Date: September 9, 2026
Subject: GA EPD letter of Noncompliance

EPD had a rule change to the Safe Drinking Water Act, which they passed down to GA EPD to enforce. Just as we were, all cities were trying to figure out how to comply with this change. We had to try and identify what material the service line was made of from the main to the meter and then from the meter to the building inlet.

After the lines were identified, we had to send out letters to all those addresses identified in this inventory, which we did in November 2025. What we did not realize was, that we had to send a certification letter to GA EPD, that we sent out such letters. Therefore, we received a Letter of Noncompliance from EPD in 2025.

To remove the Letter of Noncompliance, we must send out to all customers in our next billing cycle Failure to Certify to EPD. Sample letter attached that will go out to customers.

If you have any questions, let me know.

Cc: James McCray

ADMINISTRATION REPORT
September 2026 MEETING
BY: Angie Conner, City Clerk

A. Permits and Applications:

August Applications

Occupational Tax Registration

1. Scott & Tonya's Decks & Skirting Unlimited – 905 Cedar St. - Approved
2. Baymont by Wyndham Metter – 1035 Fortner Rd. – Approved
3. Companion Care at Home LLC – 58 S.E. Broad St. - Approved

Building Permit

1. Donald Lindsay– 804 N Lewis St. – Approved
2. Michael Mecsey - 605 N. Kennedy St. – Approved
3. Wiggles and Giggles - 236 SW Broad – Pending
4. Lanette Shaw - 692 Marcus St. – Approved
5. Daniel King - 237 NE Broad St. - Voided

Fence Permit

1. Joseph Sudowski, Jr.– 270 N Rountree St. – Approved

Special Event Permit

1. Metter High School – 34905 Hwy 129 S - Approved

Park Permit

1. Lisa Rigdon/Family Connection/The Bridge – East Lillian Pavilion Park– Approved

Sign Permit

1. Baymont by Wyndham Metter – 1035 Fortner Rd. – Approved

Mobile Home Permit

1. Bobby Scott – 1021 Mincey St. – Denied

Zoning Amendment

1. Matthew & Evangelina Moghaddam – 990 Fortner Rd - Pending

August Building Rental

Depot - \$ 1,350.00

Community Center - \$ 538.00

Debit/Credit Card, E-Checks (Payments made with cards in City Hall and Online) **August 2026**

Total Amount - \$ 65,502.23

Tasks

- Several meetings with CivicPlus regarding the new minute and agenda software, new website and social media archiving programs running.
- Jackie Sakil has been attending training sessions on Edmunds software.
- Scheduled 3 Called Meetings.
- Attended a Department Head meeting on August 11th.
- Participated in the GMA selfie Day on August 11th.
- Attended reception at the new Hampton Inn on August 28th.
- Worked with Kristin Presley, Judge Tony Thompson and City Attorney Ben Perkins on the Call for Special Election for 2 council seats and two questions (homestead exemption).
- Prepared qualifying packets.
- Qualified candidates for the November 3, 2026 Special Election.
- Assisted Mayor Taylor with preparations for the Town Hall meeting to be held on Monday, September 14th at the Metter Police Department.

HR-PURCHASING
MONTHLY OPERATING REPORT
JULY & AUGUST 2026
SUBMITTED BY MISSY EDENFIELD, HR-PURCHASING MANAGER

NUMBER OF EMPLOYEES			
EMPLOYEE TYPE	AUTHORIZED	CURRENT MONTH	AUTHORIZED DIFFERENCE EXPLANATION CURRENT
ELECTED	6	4	2 - Vacant Council Seats
FULL-TIME	58	52	1 - City Manager 1 - Public Works Director 1 - Building Insp/Code Enforcement 1 - Crew Leader 1 - Fire Fighter 1 - Groundskeeper
PART-TIME	3	3	
CONTRACT	1	1	
GRANT	2	2	
VOLUNTEERS		18	

NEW HIRES			
DATE	NAME	DEPARTMENT	POSITION
7/13/2026	Dakota Hebden	Wastewater	Water/Wastewater Helper
7/13/2026	Mallory Sapp	Resource Coord.	Economic Development

TERMINATED EMPLOYEES			
DATE	NAME	DEPT/POSITION	VOLUNTARY/INVOLUNTARY
8/21/2026	Erick Lyttle	Fire/Firefighter	Voluntary
8/6/2026	Bobby Mock	PW/Crew Leader	Voluntary
***J McCray would like to remain W/S Supervisor, leaving PW Director position open			
*** S Goodman is working part time to train new employee/full time term 5/1/2026			

VACANCIES		
DEPARTMENT/POSITION	# OF VACANCIES	STATUS
City Manager	1	Accepting Applications
Public Works Director	1	Accepting Applications
Groundskeeper	1	Accepting Applications
Fire Fighter	1	Accepting Applications
Building Inspector/Code Enforcement	1	Accepting Applications
Crew Leader	1	Accepting Applications

ACCIDENTS/INCIDENTS

DEPARTMENT	CURRENT MONTH	SAME MONTH PRIOR YEAR	CURRENT YTD	PRIOR YTD
Administration	0	0	0	0
Animal Control	0	0	0	0
Economic Development	0	0	0	0
Fire	0	0	0	2
Government Buildings	0	0	0	0
Government Officials	0	0	0	0
Planning	0	0	0	0
Police	0	1	1	4
Public Works	0	0	0	0
Sanitation	0	0	0	0
Streets & Lanes	1	2	0	2
WasteWater	2	0	1	0
Water	0	0	1	0
Welcome Center	0	0	0	0
TOTAL	3	3	3	8

CURRENT MONTH ACCIDENT/INCIDENT EXPLANATION

DEPARTMENT	INCIDENT	DATE	MEDICAL

CURRENT PROJECTS

BID TITLE	BID DATE	DESCRIPTION	STATUS

OTHER PROJECTS AND ACTIVITIES DURING THE MONTH:

Bi Annual Employee MVRs
Budget Prep
New Employee Hires
Personnel Policy Update

WORKERS COMPENSATION INCIDENTS

DEPARTMENT	CURRENT MONTHS	SAME MONTH PRIOR YEARS	CURRENT YTD	PRIOR YTD
Administration	0	0	0	0
Animal Control	0	0	0	0
Economic Development	0	0	0	0
Fire	0	1	0	1
Government Buildings	0	0	0	0
Government Officials	0	0	0	0
Planning	0	0	0	0
Police	0	1	0	1
Public Works	0	0	0	0
Sanitation	0	0	0	0
Streets & Lanes	0	0	0	0
WasteWater	0	0	0	0
Water	0	0	0	0
Welcome Center	0	0	0	0
TOTAL	0	2	0	2

CURRENT MONTH WORKERS COMPENSATION INCIDENT EXPLANATION

DEPARTMENT	INCIDENT	DATE

CURRENT MONTH STATUS OF LOST TIME WORKERS COMPENSATION EMPLOYEES

DEPARTMENT	INCIDENT DATE	STATUS OF INJURY
Police	8/6/2025	No Fault Accident - Continued absence due to injury

Planning Department Report

September 2026 City Council Meeting

Contact with applicants / developers:

- Responded to calls & emails regarding GGRC; zoning certification/verification; uses and density permitted in zoning districts; subdivision of property; sign regulations; and building permits.
- Meeting regarding potential flea market; discussed appropriate locations.
- Met with residents to discuss potential annexation and industrial development.

Meetings attended:

- Attended Department head meeting.
- Meetings with staff to discuss business license and permit applications.
- Attended August meeting of Mainstreet Metter.
- Attended housing team meeting.

Reports:

- Prepared annexation and zoning amendment staff report and materials for September City Council meeting.

Review:

- Reviewed applications for signs, building permits, and Occupational Tax Certificates.
- Reviewed and updated zoning-related application forms and made them publicly available on website.

Updates on residential DRIs:

- E. Hiawatha Street PUD (single family & townhouse): Property is under contract. Staff met with developer to discuss development process and requirements. Initial clearing of vegetation expected to start soon.
- Central Avenue R-4 (single-family): Preliminary plat approved by Planning Commission April 7. Property sold on April 9. Engineer is preparing erosion control plans for state review. Initial clearing of vegetation expected to start soon.
- Fortner Road & W. Hiawatha Street PUD (single-family): No update.
- Oaktree Road R-4 Townhouse development: No update.