

**MINUTES**  
**WAYCROSS CITY COMMISSION PLANNING & INFORMATION SESSION**  
**MONDAY, AUGUST 18, 2025, | 5:00 P.M.**  
**WAYCROSS CITY COMMISSION CHAMBERS**  
*(417 PENDLETON STREET, WAYCROSS, GA)*

**I. CALL TO ORDER:**

The Waycross City Commission Meeting was called to order on Monday, August 18, 2025, at 5 pm by Mayor James. The meeting was held in the Commission Chambers of City Hall. Present were Commissioners Shawn Roberts, Katrena Felder, Alvin Nelson and Mayor Pro Temp, Sheinita Bennett.

A. Invocation: City Manager, Ulysses Rayford

Invocation led by, Pastor Reggie Green, Place of Refuge

B. Pledge of Allegiance

**II. GUESTS:**

Dr. Earl Martin, 902 Elizabeth Street, Waycross- He wanted to thank the commission and city manager for acting on a concern he spoke on at the last meeting regarding the homeless community.

**III. TRAVEL/TRAINING SCHEDULE AND REQUESTS**

**IV. PLANNING & INFORMATION SESSION \*\*\*SEE DISCUSSION NOTES\*\*\***

**A. Discussion Items:**

1. Bids:
  - a. WAYXL 26-01 845 Folks Street
  - b. WAYXL 26-02 847 Folks Street
  - c. WAYX 26-01 Fire Hoses
  - d. WAYX 26-02 Public Works Vehicles & Equipment
2. Blighted Properties
3. Infrastructure Update
4. Holiday Meeting Change
5. Rental Property for WPD

**B. Privilege Licenses Renewals: n/a**

**C. Privilege Licenses:**

Section 6.00.02 –Americans with Disabilities Act (ADA)

The ADA prohibits discrimination against qualified individuals with a disability. The City will provide reasonable accommodation to qualified applicants and employees when necessary to permit them to perform the essential functions of their jobs.

- a. The Crest Café & Shoppe, V. Taylor, 308 Mary Street, Waycross Ga., Beer and Wine Consumption on Premises Only.

**D. Proposed Ordinances: n/a**

**E. Proposed Resolutions: n/a**

**F. City Attorney Report:**

**G. City Managers Report:**

**H. Last Call**

**I. Adjourn to Executive Session**

There was a motion to go into executive session for Real Estate and Personnel by Commissioner Nelson, seconded by Commissioner Roberts. All voted in favor and the mayor adjourned to go into executive session at 5:52 pm.

**J. Adjournment**

**CITY OF WAYCROSS**

**BY:**

*Michael Angelo James*  
**MICHAEL-ANGELO JAMES, Mayor**

**ATTEST:**

*Jacqueline Powell*  
**JACQUALINE POWELL, City Clerk**



**\*\*\*Discussion Notes\*\*\***

**08182025**

**WS**

MAYOR: We want to thank our City Manager for calling Pastor Green for our invocation, at this time we look to our city clerk. Do we have any guests?

CITY CLERK: We have Doctor Earl Martin. Mr. Martin, if you'll step to the podium, we request that you state your name and address for the record. Mr. Martin would like to thank the city.

GUEST: Yes. Uh, Earl Martin, 902 Elizabeth Street, district three. Uh, I just wanted to thank the city with which the last meeting, I came to the city to discuss the situation with the oath office and express my thanks to with the alacrity with which the response occurred. The next day, the people from the city came around and we realized what the problem is. And it's really not something the city can really take care of. Thank you.

CITY CLERK: that is all the guests for tonight, Mr. Mayor.

MAYOR: Thank you. At this time, we look to our city manager to take the docket for this morning.

CITY MANAGER: Thank you, Mr. Mayor. Mr. mayor, we have no planning, no traveling and training scheduled at this time. We will go ahead and move into the planning information session. starting with the vision and the mission which is not changed. The city priorities remain the same. Mr. Mayor, the priorities further explain remain the same. As a part a new initiative uh to the briefing. Mr. Mayor, we did add additional explanation of each priority. We started with the canals and alleys. I won't spend too much time on here. I will say I hope the public can see the progress. I'm not saying it's totally solved, but we're in a much better space when it does. So, when that time comes, if it comes to a hurricane, I think we're in a good space this year. This is actually on the agenda item tonight, so I won't speak much on here. We'll cover it in the action agenda. Yeah, it is the last meeting. Um, since this time we have some citizens with some pretty creative ideas. Will bring that to the commission on a later time. Mr. mayor, this is a new addition, overpasses, and bridges. They're still doing something to plan, but it is on schedule, ahead of schedule right now. We had a lot of questions on the bridge. they did have some utility challenges last week, but I think they corrected, so that is still on schedule. I think it's 2027 should be completed. but it is still on schedule. we have put out alternate routes for other days. And when it does happen. So, we've asked citizens to go ahead and start looking at these alternate routes, as mentioned at the collaboration meeting with the county. We are still trying to determine some of the max weight limits on some of those roads. Um, we're going to meet with the sheriff, and that's what we see and kind of figure out how to get those trucks to kind of turn as soon as possible. As mentioned in that meeting, that's something we're looking at. of course, the long-term solution community buy in We're asking all citizens once construction start, could they slow down? it's going to be very congested on all those roads, alternate routes, and we just don't want to have any accidents. Again, as mentioned before, a lot of school busses will travel that time frame. So, we'll recommend and encourage anybody that's using that route. Please leave at least 30 minutes early. Um, we'll put more information on this, uh, as time goes on. Any questions on that particular slide? Mr. mayor.

MAYOR: We look to the commission. Do they have any questions. District 1?

COMMISSIONER ROBERTS: No, sir.

COMMISSIONER BENNETT: No, sir.

MAYOR: District Three has a question

COMMISSIONER FELDER: Regarding the overpasses and bridges and these alternate routes that will be in place during the construction of the bridges. Will police be enforced? Because, you know, it does take our citizens sometimes a while to get accustomed to these new routes. But will they be there initially just to kind of provide some structure to that?

CITY MANAGER: Yes, they'll be there, but definitely to help out with the bus situation. Uh, the main thing we're trying to prevent, Commissioner, is those big trucks that will still be coming out. Um, you know, being all those different routes. So, we're trying to really figure out how to put the force that way as early as possible when they're coming in town. But we have police presence. I'm not sure if it's going to be anything like something like you, but our first drive will be to educate through warnings and social media posts and things of that nature. But I think we've done this enough time right now. I know I drove down this morning just to look at it. It is very congested right now, so I can only imagine when it starts. So again, we're just asking citizens to leave as early as possible and if they can, um, to even go to re around and go back up and come back down. I know that's going to be a lot to ask people, but you're probably going to spend more time doing that, especially in the morning time with the school busses and all the stops. But um, again, we'll put this out later on. We'll get with the sheriff department and figure out, um, I know there was a question about what the other kind of routes. And right now, there's only really two main routes to get around that. So, um, we just asked me about the patient.

MAYOR: Thank you for that question.

MAYOR: And Commissioner Nelson.

COMMISSIONER NELSON: No, thank you.

CITY MANAGER: Thank you, Mr. Mayor. Nothing's changed here. We remain on course with our midterm plans still in the phases of 2 to 4 years. Everything. Everything is going well. Mr. Mayor, I'll be followed by the purchasing manager. Um, then the city attorney. Police chief and I'll finish it off. And with that, I will turn it over to the purchasing manager to do the bids. Miss Jackson.

MAMIE JACKSON: Mr. Mayor, Commissioners, purchasing has four items before you this evening. Uh, the first two are for sealed bids that were for surplus properties on Folk Street, one at 845 Folk Street and one for 847 Folk Street. It was a sealed bid. It was put out publicly in the newspaper. Uh, not as well as notification, we received one bid on each property. The total was \$2,500 for each property. We're asking that the commission accept this property so that we can, I'm sorry, accept the bids so that we can award the property to the bidder. And we can add these properties back to the tax roll.

MAYOR: Very good. And I'll start if you want to do this as a combination or you want Them individually.

MAMIE JACKSON: We can do the properties as a combination.

MAYOR: With that being said I'll look to each commissioner, and I'll start with district one.

COMMISSIONER ROBERTS: Yes, sir.

MAYOR: District two.

COMMISSIONER BENNETT: Yes, sir.

MAYOR: District three.

COMMISSIONER FELDER: Can we Discussion you have after the consent?

MAYOR: Yes.

COMMISSIONER FELDER: Yes

MAYOR: And district five.

COMMISSIONER NELSON: Yes, sir. Okay.

MAYOR: And there's a few questions there, Commissioner Felder will have.

COMMISSIONER FELDER: Thank you. For the bidder that offered 2500 for each of these properties. What are the plans? Potential plans that they have?

MAMIE JACKSON: I'm not sure. From what I understand, this person owns property that is fairly near that property, and he just wanted to expand it.

COMMISSIONER FELDER: Thank you.

MAYOR: And with that, you have consent for both properties. Okay.

MAMIE JACKSON: The next item is for surplus property. Also is for fire hoses. Uh, the fire department has approximately 11 fire hoses that they are requesting be declared surplus. They no longer, uh, pass the national requirements for the standard to use. And we are asking that these be surplus so that we can sell them on the.com.

MAYOR: Very good. So, what we'll do here? I'll talk to the commissioners again, starting with district one.

COMMISSIONER ROBERTS: Yes, sir.

MAYOR: District two.

COMMISSIONER BENNETT: Yes, sir.

MAYOR: District three?

COMMISSIONER FELDER: Yes.

MAYOR: And district five.

COMMISSIONER NELSON: Yes, sir.

MAYOR: We have consent from all commissioners.

MAMIE JACKSON: And the last item or items are several vehicles coming from the Public Works Department. Um, as the Commission knows, they have given approval in the past to purchase new vehicles. And we are cycling out some of the old vehicles. Uh, they are, uh, two zero turn mowers, two utility trucks, one pickup truck and one personal utility vehicle. We're asking that these be surplus so that we can sell them on bills.com.

MAYOR: Would you list those again?

MAMIE JACKSON: Yes, sir. There are two zero turn mowers, two utility trucks, both F Ford F350, a personal utility vehicle, a John Deere Gator, and a one pickup truck, a GMC 1500.

MAYOR: Commissioner, you've heard the request of our purchase manager. Will come to each one of you to consent for this request. We start with district one.

COMMISSIONER ROBERTS: Yes, sir.

MAYOR: District two.

COMMISSIONER BENNETT: Yes, sir.

MAYOR: District three.

COMMISSIONER FELDER: Yes.

MAYOR: And district five.

COMMISSIONER NELSON: Yes, sir.

MAYOR: You have all commissioners. Thank you.

CITY MANAGER: Thank you, Miss Jackson. Uh, next, Mr. Mayor, we'll move into the discussion. And the first two slides. We spoke on these before. I'll go through these real quick. Um.

A few points for those who might not see them before, but as you know, um, the blighted property has been a problem here for quite some time. within the city. The commission did ask me to try to look at different ways to correct the problem as far as mitigation. So, we've been really trying to figure this out better, and I'll get to that in the last slide. things we think we can do. I did get with the department and Mark's team, and they gave me some different viewpoints. So, we're kind of getting space today. But I want to say today, just for those of you watching, um, the average cost for them could be as little as three thousand as much as 30 K or as taxpayer funded. And it can lower property value and it always comes out of spots right now, because we don't have a dedicated funding source to demolish these buildings. Uh, we do have 550 K within the current Splost for demolition, um, which I'm going to cover on the third slide that we kind of look at really streamlining that amount of money to really get something out of it. Um, of course, we're currently working about 300 cases. Um, they just took 20 cases to court, uh, I think last week or week before last. Um, so and over since 2013, we've done about 200 properties as far as the demolition. Uh, right now we estimate around about 2500 plus properties in this reflex. Um, when I say blight, it could be with an unsafe structure. Or it could just be the overgrowth of vegetation. And it takes about 12 or 14 months, uh, to really get the property knocked down. And even that time frame after blight overgrowth, you see the cost there as far as 690 and 420. Um, and then benchmark statistics, I've talked about it before. Um, we did see some comments on social media because we couldn't just cut it out. As I explained before, first, um, it's illegal for us on anybody's property, um, to do anything. And then two, um, with the size of public works right now, um, doing all the parks, all the right ways, all the city owned properties and the canals. And on the one two projects, that's all we really can maintain at this time. And then down in the red with some things we talked about. I'll cover that on the next slide, Mr. Mayor. Um, this was we started the first go around looking at some things that we could probably do to address the blight. Of course, we all recognize that, you know, any new industry coming here, or development would probably be the fastest way is mitigation. Um, I need somebody to come in, uh, buy the property and develop it into a housing or business. Um, so we're always looking forward to that. That's possible for us. Um, new growth. Um, we did call other cities again to see what they're doing is everybody knows, uh, this is not a problem. Just single to Waycross. It's pretty much everywhere in the country. Um, I did talk to the commissioner, which I hit on the last slide. Um, we got some information there. Um,

we didn't really start the committee, uh, because we want to make sure we understand what we're trying to fix, to bring anybody else in at that point, and then you kind of see they just did a slight inventory on a small, a small section of the city. Um, but we did find that small section 119 property that kind of gave us, uh, our numbers. And then those are things we already got the fact that we could do, because we will start doing enforcement, additional tax enforcement, um, in the domain and then changing my policy procedures. So, on this slide, so, um, this is just some more data points. But it's very important to understand since uh, 2022 really come out of Covid, um, the team has, was in the 81 cases and 81 cases, pretty much all of those homes with the old buildings were demolished. Um, with that being, um, from the owner most of the time. And then he did some of that too. Um, as a citizen. So right now, we're working on looking at your code charts. You get every week. You see about 50 more unsafe properties at this time. And you see those listed on your cold sheets. So, we did discover that, um, getting feedback from citizens, some of them are willing to pay for the properties, especially those properties that surround their property. Um, and I kind of missed this last time, but we had a lot more come in and stress. Um, what can we do to help them with this? Because if you think about it, um, if I live on property A and property B, C, and D, it's around me and its overgrowth, you know, I'm kind of taking the burden of that. And, um, like I said, city can't come on those properties and address that. So, um, but if I could buy it, I can cut it myself. And I will own that land. Um, I could either. I guess in most cases, you probably won't be able to build on it with the combination with this kind of research that, um, but they will be able to cut it. It would add to their property value. Um, and it would mean that they'll be paying taxes on it. The only problem here and just talking to the tax office is we can waive our lane on it. You know lane and knocking it down. We can leave that they can waive uh he can waive the interest on the taxes this old. But he cannot waive the taxes. So, it was just a problem because if I have a property and the property is assessed at \$1,000 and it's got \$10,000 on the back, taxes on it, it's going to be hard for, you know, to make an individual buy that property. But just looking at it right now, doing the research, that probably would be our fastest way to get rid of the black. I mean, I mean, that's probably not probably that's our fastest way. Because again, if they could purchase it for what's successful, um, they will own it and they will start paying those taxes. So, I got to get further clarification. Uh, I haven't really spoken all the way you tell with Roger over there. But I feel like there's something maybe that the commission, when it's time to go up for legislation in January, you could just ask that question because, um, you know, we got a lot of people that will buy land around them if they could just, you know, get rid of the battle ground. And I think most of the property around here is between 4000 to 5000, depending on where it's located. I mean, that's a win for everybody. So that's the one thing we kind of looked at. Um, that maybe we can push the Docker push up in January and maybe get some good feedback on that. Um, and maybe go somewhere that would fix everything. Um, because we're talking about just around, you know, like people can't afford it. It's other areas where it's like, not around people, just the whole block is down there. So, in those cases, we have to figure out something else. So, the next thing we want to look at is going back to that 5000 and 550,000 that we have, uh, appropriating Splost for demolition of uh, Structures and buildings. I talked to the team. This is how we've been doing it. You know, before I got here. Since I've been here, we've been trying to do five houses in the district, you know? And even then, it gets complicated because you have got to do the title search and you got to do all these things. And sometimes some students come back faster than others, and it puts a lot of workload on our attorneys to kind of get that done. Um, trying to spread it to each district. And even when we do that, it doesn't really solve the problem because it might take it to court, and you come knock it down. The property still nine times out of ten on their own. And then we got over the overgrowth. So, we're still in the cast of 2020. So, what we're looking at um, so we can, you know, maximize taxpayer dollars is maybe we're calling it working the way across is maybe streamline our focus areas, um, and focus on the areas that everybody can see coming to the community. You know, we've got four main highways coming here. Those highways, each of those types of districts. So, we will not be just doing one district out of our districts. But in some cases, one of the highway is going to have more stuff on my desk. Um, so, uh, I think right now we count it, and this is a rough estimate of 27 properties on those five entry points into the city that we don't have the cost on now. I know 27 properties, and we're talking about houses. We're talking about businesses. Um, and we're talking about, uh, areas where the house already knocked down. It's just over. So, you didn't find 27? Um, just looking at the past. I'm thinking maybe that that \$500,000 could cover all that. Um, maybe at the same time, some of



those business owners have not been keeping their properties up. You know, they can kind of get them straight as well. And maybe we could clean up those entry points into Waycross. And I think that would probably serve us better when we're doing right now. So just a thought. Um, we'll come back and do this again next month. Um, we'll do a couple more studies, but I want to kind of think about that because, um, like I said, right now, there's about 200 homes, uh, since 2000, 2013 and 80 over the last three years. So, we're all doing some work. But again, is it really benefiting what we want to get done? And I would say honestly not. So, I'm going to pause there. Any questions on that or.

MAYOR: Commission comments or recommendations. I'll start with district one.

COMMISSIONER ROBERTS: I know I have a question I'm in the same way you were saying about the lots. So, you know There's no way that we can save a house, period. You know, instead of going in the hole tearing a house down, you know, selling them to someone that would like to come in and get started or start with a new house or whatever. I mean, we can't sell the house and the land instead of just two houses down.

CITY MANAGER: Yeah, that's an option. You up It's two it's two problems there. Um, so we do have people. I think it's kind of next to it. We do have people that don't want people coming to it all the time. Those Victorians, people try to restore those. But in some cases, um, people trying to sort of other homes that might be outside the price range we give them. You know, I've been here two and a half years, some people working those houses five years now. So, it does get to a point. But y'all do have the option to get rid of that 50% rule. That's something the commission would have to vote on and pull that back and let it work. But I do feel like at some point it's got to be a time, some kind of time commitment to this because a lot of people just they're working on it and they've been working on it, but it's been years.

COMMISSIONER ROBERTS: Yeah, I mean, I understand that too. And I mean, I think, you know, this is not on the same topic, but I believe that you save so many houses that it helps you some affordable houses around you.

CITY MANAGER: You know, I still go back to the key point, like I said, we able to do this. And when it comes time, we don't have to be doing anything as far as the demolition. So, I just want to try to make a great effort to clean up the face of the city, not trying to put the stuff on the back burner, but you still got a lot of properties, don't have homes on them that again, people can buy them. Then something happening right now?

HUEY SPEARMAN: I could just interject the information. The city can't sell those houses because the city does not own those houses. These are these houses are privately owned. In many cases, the owners are absent, can't be found. And when we take these properties to court. We have to do the title search to find out who the owners are. In some cases, they are deceased, and they have heirs who we have to track down and give them notice. All we can do is get an order to demolish those properties. We can't sell those properties. And once the properties are demolished, the expenses incurred by the city can be collected by way of a lien against the property. So, the only way that these properties can be sold is, for example, if the land bank acquires these properties at a tax sale, In the land and title and seal the properties to developers. But the city can't sell these properties because these are private properties that were going out.

MAYOR: So, we were talking about real estate. We don't own any real estate. Outside of properties We have anything outside of that. We actually go into a place of probably legal, probably wrong, probably somewhere else, probably without the proper checks. So, all of those channels have to be touched and handled properly. Before we move on.



HUEY SPEARMAN: We have to take the properties to court and get an order from the court in order to go on the properties to demolish them.

CITY MANAGER: And I think, I think Commissioner Roberts might be mentioning more on people that own houses right now, that we do take to court, I can put down on the slides next time. That's a that's a long process I do feel like we do give them additional time and the judge actually gives them on average six more months when the house gets there. So, they're given an extra almost three years in some cases, once identified, they need to do something. So, I think he's referring to that. I do feel like we do work with them. But at the same time, we try to educate citizens who are having a hard time already. Now you're trying to put money into a home, you might not be able to do that. That might not be able to happen. So, I think maybe Commissioner Roberts is focusing on that part of it. because we do have a lot of people that own the home. They just can't take care of it anymore. And we try to work with them. But again, we're at that timeline and I can do something else.

MAYOR: You made mention of having to go back to the General Assembly in January and we pushed for a particular thing. Is there some sort of writing or missive that we are able to give them?

CITY MANAGER: I'm referring to the properties that are on the tax sale. So, there's different things, there's different groups, but the properties are already on tax sale. If you've ever been to a tax sale for properties anytime, they go like past five years in back taxes, they just haven't been selling. So, they, they just sit there. So, we're trying to, you know, and then everybody sees those properties. They see the overgrowth. And again, that's actually somebody's property, you know, and you just can't do anything with it because it belongs to somebody. so just we're just looking at other options. I mean, I'm not saying it's the solution, but we're trying to figure out if it's even possible. So, does that make sense to you?

MAYOR: That makes You just keep fishing, trying to find the answers for how we might solve these problems that seem to be ongoing.

CITY MANAGER: And again, in the perfect scenario that would work, waive some of those fees and people bought them. That's only maybe a quarter of the issue that we got. You know, we got it. But it would be something, you know.

MAYOR: Any follow up questions?

COMMISSIONER ROBERTS: No sir

MAYOR: District two?

COMMISSIONER BENNETT: Thank you. Mayor. I was more concerned, but the city attorney answered it, but I was more concerned, like the homeless people and maybe oath could if they could get a grant or something to purchase these houses, or maybe 1 or 2 to help the homeless people. I don't know how that's really done. And that way we won't be able to demolish all, all the homes. But I would listen to the city attorney.

CITY MANAGER: Most of these homes, they are not to be okay served their purpose. I mean, like I said, any home that are in decent shape we work with them, but the homes they take to court are way past that.

HUEY SPEARMAN: If I could go back to the city manager mentioned the 50% rule. Um, the 50% rule in our code says that if it would cost more than 50% of the value of the house to make improvements, to bring it up to code, um, then it is not suitable for demolition. And that's one thing that Judge Gibson always takes into consideration, because a lot of people will come and say that, um, they want time to fix up the property. The property may be worth, uh, 15,000, \$20,000 and it costs

\$50,000 to fix it up. And that's way more than 50% of value in terms of gets them to deny that request. That tells them that once we put on our case, we have made our case by showing that the value of the property is actually more dollars than what else? More than 50% to repair. And that's what our current rule is now.

MAYOR: Thank you. District three?

COMMISSIONER FELDER: No

MAYOR: And district five?

COMMISSIONER NELSON: Yes sir, one of the problems that I see is the tax commissioner waiving the taxes So it can be sold. That's the best we can do with alleviating the burden of the sale.

CITY MANAGER: I'm not sure above, but that's all I did look outside of the state of Georgia and maybe some things different. That's why I kind of thought about other cities, they do waive those fees. But again, they have way many more ways to get revenue. We know that the property tax is pretty much funds. Um, so I'm trying to do some data collection on how the other cities, how they get around that, that they were just getting permission.

COMMISSIONER NELSON: Yeah, but you're not going to Be able to sell it to anyone if The property costs thousands. On the on the tax liens adds up to about 4000, Additionally. You're not going to Have anybody to buy those things.

CITY MANAGER: And then again, those are the ones that's just going up. You really can't do anything ourselves at that point. You know the citizens do have those boxes beside them, if they want to, they want to buy that property so they cannot have blighted property beside their homes. I think it's something, you know, we keep trying to state and see what happens. So.

CITY MANAGER: Mr. mayor, at this time, we'll move on to the infrastructure update. That might be somewhat busy, but y'all do get the update every day as well as the citizens. Um, sitting here and as well on social media. So, the water plan is going great. I want to thank the ESG team and inframark coming here and getting that contract together, you know, that was that was going south for many, many years. But now we're back on schedule. Um, with the water and waste treatment plant, you see sweat street has been done as far as mitigation. Quarterman street has begun. Actually, it starts next week. Got the designs? Put some bids out of work. Says 44 dirt road remaining. I'm going to leave that number up there, even though we do have some bids out until everything is completed. And just as a reminder, um, we did put in the Splost. It's actually 4.5 million for dirt roads. Um, but we estimated right now that we won't get it done in about 2.5 because we know dirt roads don't require utilities. So that's one of the things we did. Um, paving the roads, striping got put behind them because of the weather. Um, I'm not sure when they're going to restart as soon as they can get a couple of good days with no moisture in those roles. As far as striping, all canals have been mitigated. So, we will get back on to on a regular schedule. Um, once again, as soon as the rain can slow down, and all the moisture and the parks are on completion decent schedule as well. This is the actual infrastructure update, Mr. Mayor, And you can see this is where the engineering firm. And leaks, I want to get to the commission and to the city again. Um, if you've got a leak, the best thing to do is to go ahead and use an app. If you see a leak, we're not going to catch all leaks. Use the app because it is geotagged. Just taking the picture alone will send it back to us. I mean, the location wise. And we're getting took care of. again, in a lot of cases, um, we got to pull a locates out. We got to pull a map. So even though it might be leaking, and unfortunately, in some situation, depending on what's related to it, could be a month. Um, because it might be conjoining one of the main highways, so we definitely just can't jump on it, although it's leaking. That makes sense. So, uh, I know people get frustrated sometimes because they might have called it in or even using the app. Um, but a lot of that is because, you know, we

didn't have a great mapping system over the years. So, we got a call to locate saying. said. And then sometimes you got to use the camera. There's a lot to it. They just go out there and to the to the right to make that clear to everybody.

Next, Mr. Mayor, we'll go to, um, streets and roads update. So, as you all remember, um, Screven Street was actually ahead of the other streets on there as far as the condition of it. But because it was so long and the cost, um, we had we had pushed it down, but we did have money saved over from the original seven Street. So, we started with Screven. This is going to be the first time that we look at putting down, uh, some of the speed calming devices. so right now, they're doing the studies and then from, from Screven will determine how we do speed calming devices. So, speed calming devices could mean it could mean stop signs to put stop signs, rumble strips, um, raised beds, a few other things. So, uh, Charlie is all aboard with that. once you kind of get that data as well as Chief Cox when he has that new software. So, you use that tool as far as determining speeding up slow speeding now. So, once they kind of figure that out then I'll come back to the commission, kind of brief the way forward as far as adding speeding, speed calming infrastructure to our streets and roads. they're easy to do. And um, they went out to, they go out in September for as far as, uh, bids. And I want to say a few things on this. I know we have a lot of misunderstanding about the bids process. With the roads typically we only get two bids in as and that's two companies. So, yes, things could be faster if you had additional bids. Um, but for whatever reason, uh, the other pavement companies, road companies, construction companies don't really put in for bids. so, I did ask our or a firm to kind of help us out with that, because we do want to move a little bit faster with our road work. And the problem here is, uh, if you think about it, when you start, those same companies are going to have play in getting that done. They work for the county a lot of times. So, it really just kind of spread thin. The season's about to change as far as weather. so, you know, we really need some other companies to come in here and bid on these things. so, we had that discussion again with best bid might not necessarily mean lowest bid. It might be a time thing. That's something I'm asking the commission to kind of consider moving forward. I know a lot of times these two companies, um, they get the 5% rule. And, you know, they're a lot of times they are cheaper because they don't have to bring people down here to do stuff. They're right here on the spot. But we really got to start thinking down the road about how much they'll be doing just across the county and the city, and maybe make some adjustments on what we call like the best bid available. and I paused there for any question that that communist man.

MAYOR: I'll start with district five

COMMISSIONER NELSON: I do think we need to look at how we did that Thing out, because that 5% rule, it basically hinders us because if you have only two companies and let's say, for instance, company A keeps winning the bids. But their timeline could be pushed out 3 Or 4 years on some streets. So, looking at expanding that balloon Maybe Douglas or some other Areas that would be better serving to us. If we do that.

CITY MANAGER: Yeah. And Miss Jackson, in looking at it, it's some legal stuff too. We got to get through. but the main thing is like just getting other companies to want to come down here and trying to figure out we do follow the rules, and it's put on all the sites. they just, for whatever reason, don't want to come down here and do any work. And we need to figure out what that reason is and then go from there. But like I say, in about six months, it's going to be those two companies going to a lot of work going on and it's going to really slow a lot of things down. Um, for, for the whole community, of course. Any question on that, Mr. Mayor?

MAYOR: Commissioner. District three?

COMMISSIONER FELDER: NO

MAYOR: District two?

COMMISSIONER BENNETT: No sir

MAYOR: District one?

COMMISSIONER ROBERTS: No

CITY MANAGER: Mosquito schedule. I know y'all get a lot of calls on that, so we're trying to post this schedule daily. one of the trucks is down, so we only have one truck right now doing the spraying. but it is a schedule. So, we tried to get up a little bit more last week. while it was raining. But this gives us every day for those who might be watching, you just got to look at the schedule, look at your zone. And they are filling their obligation to explain those mosquitoes And, Mr. Mayor, this is just a zone map. And what we're going to do. We've asked more questions about how the zones work and things of that nature. So, we're going to do a tutorial on the zone just to make sure everybody understands where they're at in the zone. What? What roles? Border zones. It is different from the districts, but by doing its own work, it does allow us to do more work in each district than we did before. And we're trying to spread ourselves through like a district every day. So. And finally, Mr. Mayor, this is the account sheet. Um, it is caught up. Now, we've got a few accounts, people coming in, but it's almost caught up. Um, to the first of July. It says run through the run through June while you see the bottom line, it says June. Um, we're still waiting on a few transactions. Once it gets in, it should be completed. And then we'll flip it over and start the new fiscal year. And with that, Mr. Mayor, uh, that's the infrastructure update. We have. Any questions?

MAYOR: I started with district five.

COMMISSIONER NELSON: No thank you, sir.

MAYOR: District three.

COMMISSIONER FELDER: No

MAYOR: District two.

COMMISSIONER BENNETT: No, sir.

MAYOR: District one

COMMISSIONER ROBERTS: No, sir.

CITY MANAGER: Yes, Mr. mayor, we're moving to the holiday meeting date change. I'm going to look to the city attorney to speak on this.

CHESLYN GREEN: Since The holiday is falling on September 1st. It's falling on that first Monday in the month. There was, I believe, a resolution that was brought to have that meeting set for the Tuesday, September 2nd. Um, to have both the work session as well as the regular commission meeting on that day. If you give me a moment, I can find the times for both. They will, of course, be published.

CITY MANAGER: I think I think in the past we started at three, so we'll probably start three again. Um, it should be a light work schedule at that point in time.

CITY MANAGER: Next. Mr. mayor, we move to the Waycross renal property discussion. This will be led by, um, our police chief.

CHIEF COX: Mr. mayor, for what I'm about to request is actually funds that we did include in the fiscal 26 budget. And what it's what we're seeking is a two-year lease on a rental property, so we can have a location for our criminal investigators to work out of. Um, currently, right now, our issues, which is at 413 right next door to West Pendleton Street. That went from cosmetic to severe structural issues with that building. And it's gotten to the point where there is no more patch and repair. Um, roof companies have told us there's nothing else we can do for you at this point. Um, like I said, just you can just walk by it. You can see the signs and see the shafts. 112-year-old building. But we have located a place suitable for our needs. 1048 Ellis Street, which would be a two-year lease starting September 1st, 2025, through August 31st, 2027, with a rental fee of \$1,750 a month. And what this is meant to be is a transition location for us because it's part of the recent Splost monies were supposed to have a new facility built for our criminal investigators. And so, we're asking for approval on this two-year lease.

MAYOR: So, what I'll do is look for consent from each commissioner and we'll move forward. We'll start with district one.

COMMISSIONER ROBERTS: Yes, sir.

MAYOR: District two.

COMMISSIONER BENNETT: Yes, sir.

MAYOR: District three.

COMMISSIONER FELDER: Yes.

MAYOR: And district five.

COMMISSIONER NELSON: Yes, sir. Yes, sir.

MAYOR: Thank you. Thank you. Chief.

CITY MANAGER: Thank you, Mr. Mayor. So, at this time, we have no previous license renewals. We have one license. The Crest Cafe and shop. We have no proposed ordinances. And we're going to have Six resolutions. And I will turn it over to the city attorney. If they have reports back.

HUEY SPEARMAN: On the report, I would have been just to follow up again on the blighted properties. Uh, we, uh, bringing cases to court on July 31st, and we got 20 demolition orders, and we prepare those orders. They've all been signed by the judge. Uh, we are now starting on the next round of 20 cases, and we have, uh, emailed Mr. Mark Hawkins and the Community improvement Department, and we've asked him to identify the next list of 20 cases, uh, that we should take to court over the next two months as we get ready. So, uh, we're rolling now, and we'll try to stay on a schedule to keep going with these cases. Very good. All right.

CITY MANAGER: And, Mr. Mayor, I just want to make sure everybody remembers we are still in hurricane season. Stay prepared. And looks like the hurricane that has turned, I think Hurricane Irma has turned up back out to the ocean, so we don't worry about that. we did have three sessions. you led two of them. We discussed hurricane prep. some of the last few things. I did do a Facebook post. I want to mention that during the meeting. So, we did talk to our gas providers. So, they do have backup generators this year. they do have extra gas tanks this year, which is a good thing. We know what happened last year with gas. I went ahead. So, we're going to try to look at ways to get people to get their gas and get them out of there as fast as possible in the event that something happens, like it did last year. another issue that we're having, we've talked to some of the citizens, and I just asked our teammates in the medical devices department just to kind of reach out to the, to the commissioners

and kind of get some expertise on how we address the oxygen use, um, through those oxygen tanks. Uh, I did reach out to some of us, and for whatever reason, they can't provide extra tanks. Um, maybe I'll reach out to the wrong people. So, I did tell, some of the medical field, they reach out to the commissioners in their districts because they know those citizens who need oxygen. one thing they can do you can get those medical chargers. I know they're kind of expensive. They run about \$75 to up to \$500. And they built specifically for medical device charges. They have them in all the stores right now. So, I would just ask anybody, if you have the means or the funds and you're on oxygen. You know, this was a big deal in the last storm to go ahead and prep as best you can. Talk to your provider or reach out to that number we gave. put online that you can call for assistance. And then the last thing would be again, we didn't mention this too, but hopefully everybody has talked to their insurance providers and changed their insurance coverage to and if you have loss of power, you can get your food replaced. I think all insurance companies do that. So, we're asking citizens do that as well. Don't wait until the storm gets here. Go ahead and knock all that out. and again, the last piece we'll be operating out of the East Fire Department in each district. As far as getting out supplies this year. So, each district will have their own fire station. We operate out of there as far as water and ice. So, we think we're prepared as best we can be for any storm, hurricane, or tornado. there are some things that we can't plan for as far as the wind. this is something people probably could not have seen, but they have been cutting trees on power lines. And as I stated on the post, they have added some redundancy in their operations as far as their grids. Um, so hopefully when the power goes out, it won't be out so long. And those areas that have all the trees. So, they did come in here. And if you drive around the city, you'll see them still doing it right now. So, I do want to thank Georgia Power and other some of the other supported companies for kind of really coming here this year and trying to make sure that we're in a better position than we were before. And that's all I have for my city report.

MAYOR: With there being no further business, do we have an execute session?

CITY MANAGER: Yes, Mr. Mayor, Personnel.

MAYOR: We entertain a motion to move to executive session. Personnel? So, there is a conversation regarding property as well in executive session. If there is going to be a motion for it, it has to be included in the motion. Approve the motion. So, we can have executive session for both property and personnel in the motion.

HUEY SPEARMAN: So real estate and personnel.

COMMISSIONER NELSON: So, moved.

MAYOR: There's a motion from our commissioner Nelson to go into session for personnel and real estate. Is there a second?

COMMISSIONER ROBERTS: Second.

MAYOR: Second from Commissioner Roberts. All in favor?

ALL: Aye.

MAYOR: All opposed? Motion carries. We're going into executive session. Thank you, everyone, for being here today.