

# *The City of Pelham*

## **MINUTES OF THE COUNCIL MEETING**

**July 17, 2025 – 6:30 p.m. – Council Chambers**

### **PRESENT:**

Mayor James Eubanks	City Manager Christian Drake	Andera Feagin
Mayor Pro Tem Rhonda Brown	City Clerk Lisa Austin	Garrad Adams
Council Member Bennett Adams	Asst. Police Chief Rod Williams	
Council Member Fredrick Davis	Enterprise-Journal Randy Wind	
Council Member Bobby Robinson	Attorney, Joel Wright	
Council Member Cody Shiver	Mitt Patel	
Council Member Mistry Troutman	Reggie Feagin Jr.	

With a quorum present, Mayor Eubanks called the meeting to order at 6:33p.m. Council Member Davis provided the opening prayer.

### **APPROVAL OF MINUTES**

**Council Member Shiver** made a motion to approve the agenda as presented, **seconded by Council Member Davis**. The vote was unanimously approved.

### **GMA PRESENTATION**

Mayor Eubanks along with David Trotter (GMA Representative) presented a plaque to the Pelham Police Department for becoming a certified city under the Excellence in Policing (EIP) Program. The Excellence in Policing Certification was designed to help agencies strengthen policies, reduce liability, improve operational efficiency, and enhance community trust. To receive this certification the criteria of the department has shown to demonstrate dedication to accountability, transparency, and best practices in public safety.

### **PUBLIC HEARING**

Mayor Eubanks declared the Regular Session closed at 6:39. Mayor Eubanks stated the purpose of the Public Hearing is to discuss the Conditional Use and Rezoning application from Allen

Food Mart #2. No citizens came before the council and spoke in favor or against the Conditional Use and Rezoning application.

### **CLOSE PUBLIC HEARING AND RECONVE REGULAR SESSION**

Mayor Eubanks declared the Public Hearing closed at 6:40 p.m. and reconvenes the council meeting.

### **APPROVAL OF MINUTES**

Council Member Adams stated he would like to read the motion that was voted last month relating to the Election Ordinance and what the intent of the council was relating to the 2025 election. Council Member Adams stated he wanted to clarify for the citizens of Pelham.

**Council Member Adams made a motion** to approve the Council Meeting Minutes of June 19<sup>th</sup>, and the Work Session Minutes of July 10<sup>th</sup> as distributed, **seconded b y Council Member Shiver. The vote was unanimously approved.**

### **CONDITIONAL USE APPLICATION-ALLEN FOOD MART #2**

Allen Food Mart, located at 120 Curry St, has submitted a conditional use application to place gas station pumps on the property. The Planning and Zoning Commission is recommending approval. The Southwest Georgia Regional Commission has also recommended approval. The conditional use approval will allow the installation of (4) gas pumps.

**Council Member Robinson made a motion** to approve the conditional use application for Allen Food Mart #2, **seconded by Mayor Pro-Tem Brown. The vote was unanimously approved.**

### **REZONING APPLICATION-ITSON ENTERPRISES**

Mr. John Itson filed a rezoning application to consider the vacant lot located on Saunder Street from R-1 (Single-family Residential District) to R-2 (One-two-family Residential District) for the purpose of placing a manufactured home on the vacant lot on Sauders Street.

Reggie Feagin came before the council and spoke about being opposed to the rezoning application submitted by John Itson for the Sauders Street vacant lot.

Garrad Adams also came before the council and spoke about being opposed to the rezoning application submitted by John Itson for the Sauders Street vacant lot.

**Council Member Adams made a motion to deny the rezoning application submitted by John Itson for the vacant lot located on Sauders Street, seconded by Mayor Pro-Tem Brown. The vote was unanimously approved.**

### **ELECTIONS ORDINANCE**

City Manager Drake presented Ordinance No. 2025-07-17-01. This ordinance officially sets the terms and procedures for the City of Pelham's General Election on November 4, 2025. It outlines the positions up for election—one City Council seat in District I, two seats in District II, and corresponding School Board seats. It also designates Lisa Austin as the Election Superintendent and Absentee Ballot Clerk, sets the qualifying dates and fees, confirms that paper ballots will be used, and establishes the election location at City Hall. Lastly, it authorizes the publication of legally required election notices in the Mitchell County Enterprise Journal.

**Mayor Pro-Tem Brown made a motion to approve and adopt the Election Ordinance 202507-17.01 officially setting the terms and procedures for the City of Pelham's General Election on November 4, 2025, seconded by Council Member Davis. The vote was unanimously approved.**

### **AWARDING LMIG 24-25 RESURFACING PROJECT**

On Tuesday, July 8, 2025, at 11:00 AM, the City of Pelham held a public bid opening for the LMIG (Local Maintenance and Improvement Grant) 2024–2025 Road Resurfacing Project. The city received four competitive bids from qualified contractors. The bids received were as follows:

Reeves Construction Company: \$1,110,871.00  
Scruggs Company: \$1,130,803.72  
David Taylor Construction Company: \$1,159,459.30  
Reams & Son Construction Company, Inc.: \$1,314,815.80

Reeves Construction Company submitted the lowest responsible bid at \$1,110,871.00.

Additionally, adding additional streets to the project was discussed due to the Georgia Department of Transportation allows municipalities to increase the LMIG project scope by up to 20% above the original contract amount, as recommended by the engineer. Taking advantage of the 20% above the original contract will stretch the impact of the LMIG funding while minimizing mobilization costs associated with a separate future project. A final list of proposed roads for inclusion in the 20% addition will be presented once confirmed with the contractor and engineer.

**Council Member Davis made a motion** to award the LMIG 24-25 resurfacing project to the low bidder Reeves Construction Company for the amount of \$1,110,871,00, **seconded by Council Member Shiver. The vote was unanimously approved.**

### **TSPLOST PROJECT LIST**

The 2026 Transportation Special Local Option Sales Tax (T-SPLOST) referendum will be on November 4, 2025, ballot. This aligns with Pelham’s transportation and priorities while maintaining flexibility to address both maintenance and infrastructure expansion. If approved, collection will begin in April 2026 and provide the city with dedicated funds to continue improving our transportation network. Pelham’s Project List for the upcoming referendum are as follows:

Construction and Paving: \$2,141,234

Sidewalks: \$370,000

Storm Water and Drainage: \$185,000

Transportation Engineering: \$112,000

Right of Way Purchase: \$100,000

**Mayor Pro-Tem Brown made a motion** to approve the TSPLOST project list as presented, **seconded by Council Member Davis. The vote was unanimously approved.**

### **PROTECTED ACCOUNTS DETAILED BUDGET**

As a follow-up to the FY 2025 budget adoption that occurred in May, this item presents the detailed line-item budgets for the City’s special revenue accounts. While overall revenue projections and fund appropriations for these accounts were approved last month as part of the general budget process, the City’s auditor has recommended that we adopt formal, detailed budgets for each special account to support greater financial transparency and compliance with the best accounting practices.

The special accounts requiring detailed budget approval are:

Confiscation Account

Hotel/Motel Tax Fund

SPLOST Fund (Special Purpose Local Option Sales Tax)

T-SPLOST Fund (Transportation SPLOST)

Each of these funds is restricted in use and must be tracked separately from the general fund. The line-item budgets outline planned expenditure aligned with their respective legal purposes.

**Mayor Pro-Tem made a motion** to approve the detailed budget for special accounts as presented, **seconded by Council Member Davis. The vote was unanimously approved.**

### **2026 GEFA PROJECT**

The Georgia Environmental Finance Authority (GEFA) has approved a loan for \$2,304,000 to replace approximately 13,700 feet of aging 12" asbestos cement water main piping with new 12" PVC water mains. This replacement will occur along Cotton Ave, U.S. Hwy 19, Pride St., Progress Ave., and Peachtree St. These improvements are necessary due to frequent structural failures and water service disruptions, the difficulty of repairing old asbestos lines, which often require hiring outside contractors, the need to eliminate asbestos material from the city's drinking water system, and increased water capacity to support the Pelham Industrial Park. All replacements will be within the road right-of-way. The project may receive up to \$576,000 in principal forgiveness if all loan funds are drawn.

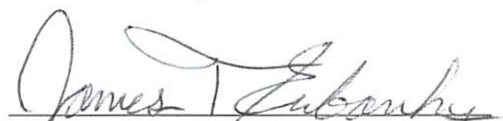
**Council Member Davis made a motion** to adopt a Resolution for the GEFA Project DW2024001 exhibit F, **seconded by Mayor Pro-Tem Brown. The vote was unanimously approved**

### **DEPARTMENT REPORTS**

A review of all department reports.

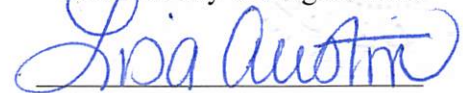
### **ADJOURN**

**Council Member Robinson made a motion to adjourn the meeting, seconded by Council Member Davis. The vote was unanimously approved. Mayor Eubanks declared the meeting closed at 7:16 p.m.**

  
Mayor, James Eubanks

AUTHENTICATED:

This 21st day of August 2025

  
Lisa Austin, City Clerk