

The City of Pelham

MINUTES OF THE WORK SESSION

July 10, 2025 – 6:30 p.m. – Council Chambers

PRESENT:

Mayor James Eubanks	Trudie Ward
Mayor Pro Tem Rhonda Brown	Maggie Bell
Council Member Bennett Adams	Corey Morgan
Council Member Fredrick Davis	Doris Swann
Council Member Bobby Robinson	Teresa Robinson
Council Member Cody Shiver	Teresa Jones
City Manager, Christian Drake	Cynthia Spooner
Asst. Police Chief, Rod Williams	Jontravius West
Lt. Reggie Feagin	Kenneth Randall
Accounts Payable Clerk, Jasmine Riddle	Howard McKinnon
Enterprise-Journal, Randy Wind	Bruce Williams
Gwen Mitchell	Mike Mitchell
Flossie McGregor	Sandra Shelton
Yvonne Simmons	

Absent from the meeting was Council Member Troutman

With a quorum present, Mayor Eubanks called the meeting to order at 6:31 p.m. Council Member Davis provided the opening prayer.

APPROVAL OF MINUTES

Minutes for approval: June 19, 2025 Council Meeting
July 10, 2025 Work Session

This will be an **ACTION ITEM**.

DEPARTMENT REPORTS

A review of all department reports. City Manager Drake highlight the Police Department being rewarded the Excellency in Policing Certification during the 2025 GMA Conference in Savannah, GA. Council member Davis gave an update on the renovation of the football field at the Donnie Cochran Community Center. He also updated the Council on plans to celebrate African American Independence Day in

January. Mayor Pro Tem Brown announced a meeting will be held July 19th at 11:00 am at City Hall regarding the Liberia Street Cemetery.

RESCEDULING JULY COUNCIL MEETING

Mayor Eubanks discussed the possibility of changing the July Council Meeting date. The Council has been invited to attend An Ag Appreciation Dinner, hosted by the Camilla Chamber of Commerce. The dinner is to be hosted at the Ag Center and will start at 8:00 pm. After discussion, it was decided the Council Meeting would remain scheduled for July 17th at 6:30 pm.

CHANGING BANKING INSTITUTIONS

City Manager Drake presented the idea of possibly changing the City's banking institution. There have been issues with the current institution, Pelham Banking Company, since the changing of the routing number went into effect in January. Most notably, there have been issues with payroll and an issue where the City has not received a wire transfer for \$100,000. He suggested that if the banking institution were to change for the new banking institution to be Family Bank. It was suggested the City give Pelham Banking Company and its parent company, Guardian Bank, 30-60 days to correct any issues.

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.

This will be an **ACTION ITEM**.

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.

This will be an **ACTION ITEM**.

TSPLOST PROJECT LIST

City Manager Drake presented the project list for TSPLOST 2026, which will be voted on during this year's election. The project list is 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

He is recommending the Council approve the proposed project list.

This will be an **ACTION ITEM**.

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.

City Manager Drake is recommending the Council approve the conditional use application as recommended by the Planning and Zoning Commission and the Southwest Georgia Regional Commission.

This will be an **ACTION ITEM**.

REZONING APPLICATION-ITSON ENTERPRISE

Itson Enterprise has submitted a rezoning application for a vacant lot located on Saunders St. They are requesting the lot be rezoned from R1 to R2 for the purpose of placing a trailer on the property. Both the Planning and Zoning Commission and the Southwest Georgia Regional Commission are recommending the application be denied.

City Manager Drake is recommending the Council deny the rezoning application as recommended by the Planning and Zoning Commission and the Southwest Georgia Regional Commission.

This will be an **ACTION ITEM**.

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 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)

This will be an **ACTION ITEM**.

2026 GEA 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 requires 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.

City Manager Drake is recommending the Council approve the City entering into a loan agreement with GEFA for Water Main Improvements.

This will be an **ACTION ITEM**.

CITIZEN COMMENTS

Ms. Doris Swarn appeared before the Council to discuss potholes on Hollingsworth St as well as a water leak at the intersection of Hollingsworth St and Concord St. She also discussed the City's utility rates increase. She requested the city hold 1-2 town hall meetings each year.

Mr. Bruce Williams appeared before the Council to discuss the negative impact the water main project had on his business, saying he did not have enough notice that the water would be turned off in the area of town where his business is located for several hours. He asked that in the future, businesses be contacted directly.

Ms. Trudie Ward appeared before the Council to ask when work would be done on the right of way on MLK, Jr. Blvd. She stated that she had put in several requests and the work had not been completed. She also raised concerns for the City's senior citizen residents, stating they need to begin receiving some type of benefits or assistance. She also stated there are draining issues with the ditches near her home.

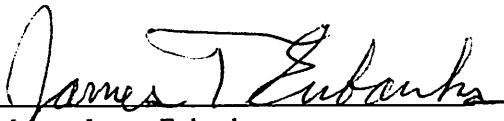
Ms. Teresa Robinson appeared before the Council to speak on the senior citizen residents needing help as well as other members of the community.

Mr. Howard McKinnon appeared before the Council to discuss the TSPLOST projects list that was discussed during the meeting as well as get clarification on projects that have taken place in District 1. He also voiced his concern with the issue of speeding on and near Church St.

Ms. Maggie Bell, a community voting rights activist, appeared before the Council to give her thoughts on the previous election ordinance that had been passed the previous month, specifically regarding the proposed moving of early voting to the Mitchell County Elections Office in Camilla.

ADJOURN

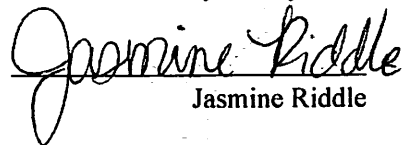
Mayor Eubanks declared the meeting closed at 7:58 p.m.



Mayor, James Eubanks

AUTHENTICATED:

This 17th day of July 2025



Jasmine Riddle