

**MINUTES OF THE COUNCIL MEETING HELD BY MOULTRIE CITY
COUNCIL ON TUESDAY JULY 21, 2026 AT 6:00 P.M. IN THE COUNCIL
CHAMBERS**

MEMBERS PRESENT: Mayor McIntosh, Council Members, Posey, Barber, Hadley, and Ponder; City Manager Dillard, City Attorney Waller and Clerk Kudela

MEMBERS ABSENT: Clarke Hill and Mobley

1. Call to Order

Mayor McIntosh called the meeting to order at 6:08pm.

2. Invocation and Pledge of Allegiance

Councilwoman Wilma Hadley gave the Invocation and led the Pledge of Allegiance

3. Consider Approval of Minutes

Work Session- June 16, 2026 at 5:30 p.m.
Executive Session- June 16, 2026 at 5:40 p.m.
Council Meeting- June 16, 2026 at 6:00 p.m.

Council Member Ponder made a motion to approve the minutes. Council Member Posey seconded the motion and it passed unanimously.

4. Consider Public Hearing regarding a request to rezone land property referenced by Tax Map and Parcel M012 200, Land Lot Number 265 of the 8th Land District of Colquitt County, Georgia from R-2 to R-3

Applicant Joshua Hoover

Location Land located in Land Lot Number 265 of the 8th Land District of Moultrie, Georgia
(M012 200)

Zoning R-2(Two-Family Residential District) to R-3(Multiple-Dwelling Residential District)

Stephen Godley, Director of Planning and Community Development gave a Power Point presentation of the property requesting to be rezoned. Mayor McIntosh conducted the Public Hearing. Applicant Joshua Hoover was present at the meeting. No one came forward.

5. Consider Third and Final Reading of Ordinance to amend the City of Moultrie Zoning Ordinance adopted October 17, 1972, as amended

See Agenda Item Number 4

Council Member Barber made a motion to approve the rezoning and Third and Final Reading of Ordinance to Amend the City of Moultrie Zoning Ordinance adopted October 17, 1972. Council Member Posey seconded the motion and it passed unanimously.

6. Conduct Public Hearing regarding a request to approve preliminary Major Subdivision in Land Lot 354 of the 8th Land District of Colquitt County, Georgia (M041 019) for the development of townhouses

Applicant Chad Scarbor

Location Land located in Land Lot Number 354 of the 8th Land District of Moultrie, Georgia

(M041 019)

Council Member Ponder made a motion to approve the preliminary Major Subdivision in Land Lot 354 of the 8th Land District of Colquitt County, Georgia (M041 019) for the development of townhouses. Council Member Posey seconded the motion and it passed unanimously.

7. Consider First and Second Reading of Ordinance to Amend the Alcoholic Beverages Ordinances for the City of Moultrie, To Repeal Conflicting Ordinances and for other purposes

Council Member Posey made a motion to approve the First and Second Reading of Ordinance to Amend the Alcoholic Beverages Ordinances for the City of Moultrie, To Repeal Conflicting Ordinances and for other purposes. Council Member Hadley seconded the motion and it passed unanimously.

CONSENT AGENDA (ITEMS #8-20)

The Consent Agenda includes routine items that the City Council will act on with a single vote. Any Council Member may pull any item from the Consent Agenda in order that the Council may act upon it individually.

8. Consider Acknowledgment and Agreement of Co-Recipient Economic Development Administration

EDA Award No. ED26ATL0G0122

9. **Consider Georgia Environmental Finance Authority Contract Form**
- BIL_EECBG_Moultrie
10. **Consider Agreement for Professional and Engineering Services with Carter & Sloop, INC for the EPA Grant Award**
11. **Consider Approval of Appropriation Resolution FY 2025-26 Budget Amendment AR-2025-26 #8**
12. **Consider Approval of Appropriation Resolution FY 2025-26 Budget Amendment AR-2025-26 #9**
13. **Consider Sole Bid for Main Well Pump Repair to Rowe Drilling, Tallahassee, Florida in the amount of \$111,770.00 funded by the Water Department**
14. **Consider Sole Bid for Treatment Plant UV System Repair to Trojan Technologies, Kentwood, Michigan in the amount of \$44,689.15 funded by Sewer Department**
15. **Consider Bid for Transfer Station Upgrades to Warren Bozeman Concrete, Moultrie, Georgia in the amount of \$33,270.00 funded by Public Works Solid Waste**
16. **Consider Bid for Utility Department Water Meter Replacement Project to Core & Main, Tallahassee, Florida in the amount of \$950.00 per day funded by SPLOST**
17. **Consider Bid for (4) New Dodge Durango Police Pursuit Utility Vehicles to Cass Burch Chrysler, Quitman, Georgia in the amount of \$173,948.00 funded by SPLOST**
18. **Consider Bid for (2) New Dodge Durango Police Pursuit Admin Utility Vehicles to Cass Burch Chrysler, Quitman, Georgia in the amount of \$82,854.00 funded by SPLOST**
19. **Consider Recommendation of Moultrie-Colquitt County Planning Commission regarding a request to rezone land property referenced by Tax Map and Parcel M025 171A , Land Lot Number 291 of the 8th Land District of Colquitt County, Georgia, Place Ordinance on First and Second Reading, and call for a Public Hearing to be held on August 18, 2026 at 6:00 p.m.**

Applicant Walker & Walker Properties, LLC

Location Land located in Land Lot Number 291 of the 8th Land District of Moultrie, Georgia

Zoning (M0025 171A)
R-3(Multiple-Dwelling Residential District) to R-2(Two-Family Residential District)

20. Consider Recommendation of Moultrie-Colquitt County Planning Commission regarding a request to rezone land property referenced by Tax Map and Parcel M053 007, Land Lot Number 338 of the 8th Land District of Colquitt County, Georgia, Place Ordinance on First and Second Reading, and call for a Public Hearing to be held on August 18, 2026 at 6:00 p.m.

Applicant Jeter Partners, LLC

Location Land located in Land Lot Number 338 of the 8th Land District of Moultrie, Georgia

(M053 007)

Zoning C-1(Neighborhood Business District) to R-1C (Single Family Residential District)

Council Member Ponder made a motion to approve Consent Agenda Items 8-20. Council Member Hadley seconded the motion and it passed unanimously

21. Citizens to be Heard

- THE SPEAKER MUST IDENTIFY BY NAME/ADDRESS BEFORE SPEAKING
- NO FORMAL ACTION CAN BE TAKEN
- FIVE MINUTE SPEAKING LIMIT
- RULES OF DECORUM ATTACHED

No one came forward

22. City Manager's Report

City Manager Dillard stated that legislators want municipalities to assume greater responsibility for affordable housing, claiming that cities often impose restrictions that limit its development. He noted that the Council had considered an example tonight in which the City provided a mechanism allowing a property owner to reduce the size of proposed house, making it more affordable. He said Moultrie has done a good job of incorporating flexibility into its regulations to support affordable housing.

City Manager Dillard also discussed economic development at Spence Field and Citizens Business Park, the community's two primary industrial development

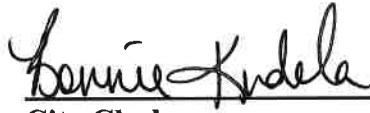
areas. He explained that available electrical capacity is becoming limited. EnergyTek is already planning operations in the area, and the City could spend several million dollars to extend a power line from the existing substation, providing sufficient service for approximately two years. However, a new substation at Spence Field will likely be needed within five years. No decision has to be made tonight, but City representatives are scheduled to meet with MEAG later in the week to discuss the proposed substation.

23. Other Business

No other business was conducted

24. Adjourn

The meeting was adjourned at 6:20p.m.



City Clerk



Mayor