

City of Boston
Agenda
June 22, 2026

Regular Council Meeting 6:30 p.m.

Boston Community Center
112 N. Main St.
Boston, GA 31626

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Approval of May 11, 2026 minutes.

- E. Staff Reports
 - 1. Mayor's Report
 - 2. Police Report
 - a. Pre-Hazard Mitigation Report
 - 3. Public Works
 - 4. Attorney's Report

- F. Special Committee Reports
 - 1. Planning & Zoning
 - 2. Recreation
 - 3. Tourism

- G. Committee Reports
 - 1. Finance
 - 2. Police
 - 3. Water, Sewer & Sanitation- Well #3
 - 4. Streets
 - 5. Property

- H. New Business
 - 1. Sanitation Contract
 - 2. CDBG Award
- I. Unfinished Business

- J. Citizen Comments

- K. Adjourn

A meeting of the Boston City Council was held on May 11, 2026 at 6:30PM. Present at said meeting were the following persons: Mayor Danny Groover, Mitch Brown, Lawanda Jackson, Richard Reynolds, Lavone Shiver, Chief Charles Pettus, Public Works Director Clint Walker, Attorney Kyle Swann, Kelly Allen, Maverick Becker, Beverly Reynolds, Wayne Cooper, Margot Brown, Beverly Magginnis, Linda Engel, Wesley Bryant, Faye Robinson, Eric Howard, Soloman Cowart, Sheena Davis, Evette Minto, Karen Spencer, Joyce Lawrence, Dovetose Lewis, Burt Linekohl, Antonio Cooney, Afrika Davis, Mr. & Mrs. Dixon and Jerrod Gerleman.

The meeting was opened by Mayor Groover followed by the Invocation given by Mr. Reynolds and the Pledge to the Allegiance.

Mr. Brown motioned to approve the minutes of the April 13, 2026 meeting. Mr. Shiver seconded the motion. All in favor- Brown, Shiver, Reynolds and Jackson.

Mr. Groover gave the Mayor's Report.

Chief Pettus gave the Police Report.

Mr. Brown motioned to deny the request for the Rezoning request for conditional use for communications tower to be placed on the property located at 461 S. Oak Street.

Mr. Reynolds seconded the motion.

Mr. Reynolds stated that he did not feel it was the right location for the tower. Mr. Brown expressed concerns

regarding values to surrounding property owners. Ms. Jackson stated that the questions in the public hearing were not all answered and did not see the need for another tower in the city limits.

Three in favor- Brown, Reynolds and Jackson. 1 abstain- Shiver.

Faye Robinson was present to ask for Slow Children at Play Signs on Railroad Avenue.

Ms. Jackson motioned to adjourn. Mr. Brown seconded the motion. All in favor- Brown, Jackson, Shiver and Reynolds.

A Public Hearing was held by the Planning and Zoning Commission on May 11, 2026 at 6:00PM.

Present at said hearing were the following persons:
Mayor Danny Groover, Susan Hodges, Wayne Cooper, Beverly Reynolds, Maverick Becker, Linda Engel, Karen Spencer, Eric Howard, Remeak Davis, Afrika Davis, Wesley Bryant, Beverly Magginnis, Debra Cowart, Solomon Cowart, Mr. and Mrs. Dixon, Faye Robinson, Dovetose Lewis, Jerrod Gerleman, Burt Linekohl, Richard Reynolds, Lawanda Jackson, Mitch Brown, Margot Brown, Joyce Lawrence, Kelly Allen, Chief Charles Pettus and Attorney Kyle Swann.

The purpose of the hearing was to consider a request for conditional use for communications tower to be placed on the property located at 461 S. Oak St.

Maverick Becker from Stantec presented the plans for the tower.

After discussion (Transcript attached), the public hearing was adjourned.

(0:00) Chairman of our Planning and Zoning Commission recently passed away, and so until a new chairman (0:07) is selected, I'm going to open the public hearing up. (0:15) The purpose of the public hearing is to hear about an application we received for a conditional (0:25) use from Stantec for installation of a 260-foot tower for the purpose of installing operating (0:36) and communication facility and other improvements located at 461 South Oak Street. (0:47) So I think we have a representative from Stantec here tonight, and if you will just come on (0:53) up and address.

(0:54) Hi everyone. (0:55) My name is Maverick. (0:56) I work for Stantec. (0:57) We're the consultants and architectural engineering firm representing the applicant's public safety (0:58) towers. (0:59) I do have some handouts of the site plans that I thought might be beneficial for you. (1:00) Would you like a copy of those? (1:01) Thank you. (1:02) Yeah, I could give just a brief introduction and overview of the project. (1:03) Again, yeah, the application is for a new wireless communication facility at 461 South (1:43) Oak Street.

(1:45) It's intended to provide critical infrastructure that enhances public safety communications (1:50) and overall connectivity for the community. (1:53) Our client's public safety towers is a wireless developer focused on building reliable infrastructure (1:59) to improve public safety and requires coverage across the United States. (2:06) This tower is designed to accommodate at least three antenna arrays that can be used by commercial (2:12) carriers or public agencies. (2:15) Initially, the tower will enhance service in this area by facilitating an upgrade of (2:20) equipment for the AT&T network, which will deliver an enhanced coverage area and more

(2:27) reliable service to the community. (2:29) The facility is designed to comply with all applicable safety and regulatory standards, (2:35) including NFPA, fire and electrical codes, city of Boston zoning and building requirements, (2:42) and all federal regulations as well as the FCC Federal Communications Committee and the (2:49) FAA Federal Communications Committee. (2:51) Can I interrupt you for a minute? (2:52) I think some of the people in the back are having problems hearing. (2:55) Would you kind of maybe move the podium over here so everybody could maybe, we can hear (3:03) the people in the back.

(3:07) Sorry about that. (3:08) Is that better? (3:09) I guess it wasn't speaking as well. (3:13) And yeah, so just some details of the structure. (3:18) The facility consists of a 260 foot tall lattice tower enclosed in a 50 by 50 fence compound (3:26) with privacy slats, painted to match existing surroundings, and the tower will maintain (3:33) a neutral, not reflective finish, galvanized steel. (3:39) No artificial lighting is proposed unless specifically required by the FAA. (3:46) Drought resistant shrubs will be installed around the perimeter of the compound to create

(3:51) a vegetation buffer and a visual screen. (3:54) Landscaping will be maintained in a healthy ground condition, all of this since drought (3:59) resistant won't require irrigation or frequent maintenance. (4:05) And we did evaluate the existing tower infrastructure within and near the city of Boston. (4:12) There is only one existing 300 foot guide tower within a three mile radius of our proposed (4:19) site. (4:20) This structure is either technically unsuitable or unavailable for co-location to meet current (4:28) and future coverage objectives. (4:31) It is currently fully occupied.

(4:35) And again, yes, the tower is designed to accommodate at least three container rates for carried (4:41) public agency use. (4:43) The facility represents a long-term private investment in community infrastructure, with (4:49) the goal of being able to improve overall connectivity for residences, businesses, and (4:54) visitors now and for the future. (4:57) But that was just a general overview. (5:00) Thank you for your time and I'm happy to answer any questions. (5:04) Thanks, sir. (5:09) All right. (5:12) Everyone has heard his presentation and if there's anybody here that would like to comment

(5:18) on this, feel free to come up to the podium and just state your name and address and there's (5:25) a three minute time limit on what you have to say. (5:32) So anybody wants to comment? (5:34) I would. (5:38) Is there any better place to put this tower? (5:42) Like if it's going to benefit the city? (5:44) The city not put it on their property? (5:47) Benefit the whole city of Boston? (5:51) Yes. (6:03) If it's a tower that's going to benefit the city of Boston, why not put it on their property?

(6:10) I want to know why the city doesn't erect the tower themselves on public land. (6:19) Well, why the city doesn't? (6:24) Well, the city wants to do this. (6:28) These people just apply for it. (6:30) You know, we have to go by ordinance. (6:34) That's the reason we're having a public hearing tonight. (6:39) My name is Wayne Cooper. (6:41) I'm with the Boston Zoning Commission. (6:43) We've heard this about the cell tower for a while and we've gone back and forth about

(6:50) it and asked a lot of questions and there's a couple of things I want to share with y'all (6:53) tonight. (6:55) And my main concern with the cell tower is the need that we have for public safety. (7:04) Boston's kind of out on the edge of everything right now and I've been back and forth with (7:09) chief tenants. (7:11) Many times we have communication problems, but I did some research and I just wanted (7:15) to go over with you guys some of the things that I found out about cell towers.

(7:21) Cell towers are critical infrastructure that provides several essential benefits to public (7:26) safety. (7:28) A number of these being emergency response, coordination. (7:32) Cell towers allow first responders, including police, fire, and medical

teams to maintain (7:37) constant communication during a crisis. (7:40) I think that's a very important issue. (7:42) We have quite a communication gap out here in the military, in the country. (7:47) Cell towers provide enhanced 911 accessibility. (7:50) That's a big thing. (7:52) Stronger cellular coverage supports reliable access to 911 services, allowing citizens (7:57) to report emergencies instantly from almost any location.

(8:02) Real-time data for first responders. (8:05) High-speed 5G and LTE networks, which is what they're proposing for this, enable emergency (8:11) personnel to access mission-critical data on the go, such as digital maps, building (8:16) blueprints, and real-time weather and traffic conditions. (8:19) Very important in emergency situations. (8:22) Disaster resilience and backup. (8:25) Many cell towers are equipped with backup generators, gas, diesel, or salt, to maintain (8:30) operational during power outages. (8:33) That's a big thing with all the storms that we have around here.

(8:37) The tower would also support a public warning system, delivery of wireless, emergency alerts, (8:44) critical evacuation notifications, and things of that nature. (8:48) Criminal investigations. (8:50) Data from cell towers, such as signal triangulation, can help investigations estimate the location (8:56) of the device and so on and so forth. (8:59) Commitment to crime is a lot easier to find. (9:02) Enhanced security monitoring. (9:05) Smart community safety. (9:07) Integration with smart city technology allows cell towers to support sensors that can detect (9:12) hazards like gas leaks or fires before they become major emergencies.

(9:16) So, as I said before, the Planning and Zoning Commission has heard this a couple of times. (9:21) We approved it, in spite of the fact that it's really not our issue. (9:25) It's an issue with the City Council. (9:27) But we did our due diligence, and we decided that it would be a good thing. (9:32) And talking to the Mayor, talking to the Chief, talking to the people on the outside, and (9:37) particularly using my cell phone during storms and such as that.

(9:42) So, public service planning and zoning, we believe that it's a good thing. (9:49) So we would encourage the Commission to take a good look at it and do what you think is (9:54) best, but we support it 100%. (9:56) Thank you. (9:58) Anybody else? (10:05) Just a question. (10:12) I know it's FAA standards, but in the past, when I was 5 years new, relatively new, Eric (10:24) Howard, at 464 Railroad Circle, is part of the community. (10:31) But, is there any engagement to unborn, newborn, old people, I mean, from what the title is?

(10:41) I know we meet in communication, that's great. (10:44) But, I'm just kind of curious about that. (10:47) If I could provide some clarification. (10:55) So, yeah, understanding

concerns regarding health and safety. (10:59) That is governed and regulated by the FCC, the Federal Communications Commission. (11:05) They require all antenna sites, towers, to go through an approval process and basically (11:14) a compliance check with their regulations regarding radio frequency exposure. (11:19) So they have determined a threshold of radio frequency exposure that would be considered

(11:26) safe and the towers and antenna sites, especially at this height, are well within those thresholds (11:36) and we are required to prove compliance with FCC and establish that determination that (11:46) we're complying with safety regulations there. (11:49) And how often is that done? (11:52) It's done at the initial stage of developments and anytime a new co-locator, say a new temp (12:03) system is brought on, basically a new report would be needed to make. (12:07) So this tower, we have three units on top of it? (12:11) It can be done three times?

(12:13) It can be, yeah, it can be designed. (12:15) But after that, is it done on an annual basis, semi-annually, quarterly, monthly? (12:21) I'm not, I don't believe so. (12:24) I could confirm that with you, but that is definitely done. (12:29) At the initial stage, any upgrades or changes to the radio frequency network would require (12:36) a review of compliance there. (12:42) I have a question. (12:45) I live on Steven Street in Dixon. (12:47) How important does this tower need to be from the residents? (12:51) How many feet? (12:53) Oh, we talked about setbacks.

(12:57) We don't believe there was a required setback from residences per the zoning code. (13:06) And we, just to address some security and concerns with the location of your residences, (13:17) it's going to be a fully enclosed, secured compound, so only authorized personnel can (13:22) get in. (13:24) And it's meant to be an unmanned facility with no impact on traffic or activity around (13:33) the site, so it's meant to be an unmanned facility that's meant to not disturb residents. (13:46) What do cell towers, how do cell towers relate to real estate values?

(13:52) Are there any neighboring real estate values? (13:55) Are there statistics on that? (13:58) And how many cell towers does that count for the real estate values? (14:06) Yeah, that's a good question. (14:09) I unfortunately don't have the data on impact to other properties. (14:14) So this is something that people really want to have in their neighborhood? (14:18) It's meant to be a benefit to the community and for public communications. (14:29) Yes? (14:30) So just like, what do you guys say about the safety?

(14:34) About the, you said you don't know, you said you're weak and whatnot. (14:39) And then they'll tell us. (14:41) The FCC, they regulate the safety components of these entire sites and towers. (14:47) And basically there's a sophisticated report that needs to be

produced in order to prove (14:54) compliance with those safety measures. (14:56) So according to the federal government, if we show compliance with their regulations, (15:03) then it's determined safety. (15:10) Yeah, good question. (15:12) So we're provided with a general search ring to identify potential candidates for the tower.

(15:20) And basically we look for, first it must be an allowed use with the city or per the zoning code. (15:28) There has to be a willing landlord and access to utilities to route power and telecommunication (15:38) service to the site. (15:40) This property, 461 South Oak Street, check all those boxes and we move forward with a (15:48) potential design. (15:50) So essentially, as long as the property or the location in question is within our search (15:58) ring, it means it will meet our coverage objective.

(16:01) If it's so good, why not the city buy it? (16:05) Why not put it on city property? (16:08) Then there would be no question. (16:10) Yeah, good question. (16:13) We didn't, there were, it's a standard process where we go through the search ring and identify (16:19) potential properties. (16:20) I don't have the details on the alternatives that were considered here, where a city-owned (16:26) property was one of those that were considered. (16:29) But ultimately, this decided to move forward with this property as it checked all those (16:35) boxes.

(16:37) We don't have the, I don't have the details on the alternative locations considered, so (16:45) I'm not sure if a city property was initially considered. (16:49) Is it the wavelengths that people are concerned about? (16:53) Does this put out some kind of wavelengths that show it's unborn? (16:57) Is that what the issue, the concern is? (17:00) Yes. (17:01) Yes, I think that's the general concern. (17:04) But yes, like I said, these towers, the antennas are very high up in the air.

(17:11) The frequency and the exposure limits drop off significantly at just a few feet. (17:19) And the FCC has determined thresholds, basically, that will show if it's considered possibly (17:31) unsafe or not. (17:33) And usually all the properties are well within those thresholds. (17:37) And it's 60 foot high? (17:39) 260. (17:40) 260. (17:41) Okay, so it certainly would spread out wide. (17:44) Yeah, the coverage area for the service would reach far, but the... (17:53) So if you sit in front of a television, you're going to get the same amount of exposure that

(18:00) you probably would get more in front of your television than this tower? (18:04) I wouldn't say that. (18:07) I don't want to say that. (18:09) But these are, again, well within the thresholds. (18:14) And yes, it's true that we are, so. (18:17) Would the tower serve the same purpose outside of the city limits? (18:20) Sorry, what was that? (18:21) Would the tower serve the same purpose outside of the city limits while not degrading

the (18:25) property value, particularly inside the city limits? (18:29) Outside of the city limits, would it serve the same purpose?

(18:34) Cover the same area? (18:36) If it's in a different location, it would cover a different area. (18:41) So depending on how far that is. (18:44) Besides the good, big, very bad benefits, who benefits from this? (18:49) It's the... (18:51) It's bad being donated. (18:54) So the benefits is for the community, access to wireless networks. (18:59) Who benefits from this? (19:01) Yes, so the wireless carriers are able to co-locate on this tower. (19:06) So AT&T, if you're local, Verizon, or any public agency could require to locate their

(19:14) equipment on this tower and use the tower for their benefits. (19:19) She's asking, whose property is it that will benefit from the sale of the property? (19:24) Who will they be donating? (19:26) Would it be a compensation? (19:28) Would that person get a compensation? (19:30) The land is leased from a private owner. (19:33) I don't feel comfortable giving compensation. (19:35) But that's what she's asking. (19:37) Okay, sorry about that. (19:39) Sorry. (19:40) So what about the noise of the cell phone tower? (19:43) Will the barriers control the noise?

(19:46) Because I know sometimes, they can get noisy. (19:48) Yeah, so... (19:49) This is a quiet neighborhood that this is going into. (19:52) So how is that going to be controlled? (19:55) Yeah, like you mentioned, the fence does mitigate a lot of noise control. (20:01) Although... (20:02) There's another 50 feet in there. (20:04) Okay. (20:05) So the antennas... (20:06) That's a heck of a fence. (20:07) No, no, no. (20:08) Sorry. (20:09) Let me clarify. (20:11) There's a generator for backup power to be installed on the ground within the fence.

(20:17) That's the only equipment that would produce minimal noise. (20:22) The antennas and other equipment doesn't produce any noise. (20:26) So once if and when it's turned on, it would produce minimal noise. (20:31) And comparable to general residential mechanical systems. (20:36) So not meant to be a noise producer in any way. (20:42) And again, yes, the fence setbacks right away all mitigate the noise. (20:49) So when you say minimal noise, if you have someone that lives 200 feet from that tower, (20:54) are they able to hear the noise from that generator? (20:58) Typically, no.

(21:00) We do have, in cases, provide noise reports. (21:04) But usually they all pass that the generator, if and when turned on, (21:11) would be able to be heard from residential or property lines. (21:15) Especially if it's set back quite a bit of a distance, which this is, (21:20) and closed within a fence. (21:22) So no, it's not meant to produce any noise. (21:27) How many acres? (21:30) Total acreage, I do not have on me. (21:36) It's

possibly on the survey here. (21:40) Thank you. (21:42) So I don't have the total acreage here.

(22:12) But if you'd like, I could hand out a copy of this plan. (22:17) Essentially, it's a 50-by-50-foot area for the tower on a rather large parcel here. (22:27) So is there a reason for that question? (22:30) Maybe I can help answer it. (22:33) Yeah, what's going to happen to the land? (22:36) Just that piece of property that's big? (22:43) Right, so we are only leasing a 50-by-50-foot area, (22:49) and an access and utility piece to the site. (22:53) What do you move it to? (22:55) What is that? (22:57) I thought it was over there.

(23:01) We did choose this location and did our engineering evaluation check (23:09) and placed a group today. (23:13) If for some reason it doesn't comply with today, we are asking that this location be reviewed. (23:26) How will it affect my property taxes? (23:29) And how will it affect my selling of property? (23:35) Unfortunately, I don't have an answer for that. (23:38) Stick with it. (23:41) Thank you. (23:43) I understand the concerns with the radiation. (23:57) These cell towers are located everywhere. (24:01) They do, many times, surround residences and commercial buildings, businesses.

(24:09) Again, we are required to comply with strict safety regulations with FCC (24:16) regarding the frequency of exposure. (24:20) So that report will be determined. (24:24) Typically, almost 100% of the time, it is determined to be safe by FCC regulations. (24:31) What's the nearest cell tower to us now? (24:34) What's the nearest one? (24:35) That would be the guide tower off of Groover Street. (24:44) It's about a mile away. (24:46) So we already have one in this area. (24:48) It's a mile away. (24:50) Right. (24:51) So why would we need another one?

(24:53) It's only 1,500 people here in the city. (24:58) So why would we need another one? (25:00) Right. (25:01) So it was determined that this tower would support the AT&T network initially. (25:07) So AT&T does have a coverage in this area, (25:12) although they're undergoing an economic burden with their current coverage, (25:18) and they're looking to find a new, improved situation (25:26) to improve their coverage in this area. (25:28) I don't know if that's possible. (25:34) I can't go up there. (25:54) So I'm just saying. (25:57) Yeah.

(25:58) And, again, this tower won't just support AT&T in the future. (26:02) It's available for other commercial carriers or public agencies (26:07) to have their own network they'd like to establish. (26:12) We only have a few more minutes. (26:14) Is there anybody else that wants to make any comment? (26:18) If not, I will adjourn the public hearing, (26:23) and the council will take action on this subject at our regular meeting, (26:28) which will start in three minutes. (26:30) Thank you, sir. (26:31) Thank you, everybody, for coming. (26:33) Welcome to state. (26:52) Thank you.



STILL WATERS

ENGINEERING

BID OPEN FORM

For
City of Boston

Storm Drainage & Street Improvements to Serve Johnson Street, Garnett Street & Ruby Street Area

SWE PROJECT NO.: B1519.007

Bid Date: June 9, 2026

Time: 11:00 AM

Location: 124 Jefferson Street, Boston, GA 31626

Engineer: Still Waters Engineering

130 Veterinary Way - Unit 2
Leesburg, GA 31763

Owner: City of Boston

124 Jefferson Street
Boston, GA. 31626

CONTRACTOR	BID BOND	ADDENDA	BID AMOUNT
Doyle Hancock & Sons Construction, Inc. 4182 GA Hwy 33 S Doerun, GA 31744	50% Hudson	#1	\$899,937.17 - Base
Green's Backhoe, Inc. 2015 County Line Road Thomasville, GA 31792	50% Greatmidwest	#1	\$757,254.59 - Base
Jim Boyd Construction, Inc. P.O. Box 71885 Albany, GA 31708			
Popco, Inc. P.O. Box 526 Sylvester, GA 31791	Greatmidwest 50%	#1	\$1,003,428.46 - Base
Reames & Son Construction Company, Inc. 1208 Cypress Street Valdosta, GA 31601			
Seabor Land Planning & Construction 5194 U.S Hwy 319 S Tifton, GA 31793			
The Scruggs Company 4679 Old Hwy 41 N Hahira, GA 31632			
Zane Grace Construction, Inc. P.O. Box 145 Leesburg, GA 31763	Greatmidwest 50%	#1	\$753,882.38 - Base



BOSTON POLICE DEPARTMENT

Charles J. Pettus, Chief of Police

To: Mayor Groover and City Council Members

From: Charles Pettus, Chief of Police

Date: May 11th, 2026

Re: April 2026 Monthly Report

OLD BUSINESS:

- Alcohol License Violations

- Both Businesses issued suspensions at the last Council meeting, received their notices and remitted payment of the fine amount in lieu of requesting a hearing before the council.

NEW BUSINESS

- Thomas County Pre-Hazard Mitigation Plan – Resolution – June Council Meeting

- Every 5 years Thomas County and the incorporated municipalities within are required to review and revise the Pre-Hazard Mitigation Plan
- This plan covers all aspects of responding to Natural and Man-Made disasters including but not limited to:
 - Hurricanes or Tropical Weather Systems
 - Winter Weather Storms
 - Hazardous Material Releases
 - Active Shooter or Active Threat Events
 - Mass Casualty Events

- Over the past year, I, along with representatives from Thomas County , Thomasville, Coolidge, Meigs, Ochlocknee, and Pavo have been meeting monthly to revise and update this plan with updated data and procedures to ensure that we are all prepared for this type of events should we be presented with one.
- There will be a Public Hearing on May 28th, 2026, at 10:00 A.M. at the Thomas County Board of Commissioners Office.
- Upon completion of this Public Hearing, at our next scheduled council meeting, City Council will need to adopt the Resolution to move the plan forward.