

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS
December 13, 2023
9:00 A.M.

Commissioners Present: Chairman Bryan Threadgill, Vice Chairman Gene King, Commissioner Rosla Plant, Commissioner Emmett Collins, and Commissioner Adam Worsley
Staff Present: Interim County Administrator Theron Gay, Assistant County Administrator Blue Cole, County Clerk Beverly Thomas, Finance Directors Bill Gregory, and John Gorton, and County Attorney Nathan Lee.

I. CALL TO ORDER

Chairman Bryan Threadgill called the meeting to order at 9:00 a.m.

II. INVOCATION

The Invocation was given by Finance Director Bill Gregory.

III. PLEDGE TO THE FLAG

All

IV. ADOPT AGENDA

Motion was made by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to Adopt the Agenda with the following changes. Remove under Presentations: 1. Lease Agreement from Cherry Thomas for property next to the Red Oak Covered Bridge.
Remove under New Business: 5. Tax Commissioner request for Divestiture of three parcels. All were in favor.

V. PRESENTATIONS

None

VI. FINANCE REPORT

Finance Director John Gorton reported there was \$3.2M in the General Fund. In the Investment Pool we have over \$6M and hope to add another \$1M this month.

VII. DEPARTMENT HEADS

Assistant Administrator, Blue Cole stated congratulations were in order for Valerie Chambers who received her certificate from GLGPA as a Certified HR Manager.
Allyson Stephens, Deputy Clerk, was congratulated for graduating from College with her 4-year degree.

VIII. CITIZEN COMMENT

Chairman Threadgill read from the Agenda the procedure for addressing the Board under Citizen Comment.

Marcel Womack, Greenville, GA, thanked and acknowledged the Board for the hard work in getting Beulah Evans Road paved. The contract for paving was approved at the last meeting. Ms. Womack thanked the Board on behalf of all residents on Beulah Evans

Road. Ms. Womack stated safety is her #1 priority. Ms. Womack wished everyone a Wonderful Holiday Season.

Debbie Nelson, of Tenny Nelson Road, addressed the Board regarding the Special Called Meeting that was held on November 9, 2023. Ms. Nelson stated the Agenda for that meeting was misleading because of it reading "Discussion of the consideration of suspension of the Tax Commissioner in compliance with the order of the Superior Court." Ms. Nelson stated that order was not made by the Superior Court and the Judge stated the Commissioners and their Council were not within the mandates of the statute they used to remove Ms. Jenkins. The Judge ruled that Ms. Jenkins be reinstated. Ms. Nelson stated a Board member who had sued the Tax Commissioner should have abstained since it was a conflict of interest. Ms. Nelson stated they ask that another vote be taken where that Commissioner abstains from voting. Ms. Nelson stated the County and County Attorney did not apply the law and violated the law during the Superior Court Hearing. Ms. Nelson stated the County is left with a large legal bill, a person in charge of the Tax Office who is not elected, bonded, or approved by a Probate Judge and was appointed by the Chairman of the Board of Commissioners. Ms. Nelson further stated the Elected Tax Commissioner has not been permitted to return to her office and a Commissioner and County Manager have created this costly legal matter. Ms. Nelson concluded in saying many are watching this across Georgia and the Board should listen to the people who elected them.

Mary Rosser – not in attendance

Stanley Harden – not in attendance

Hakeem Mohamed – not in attendance

There were no others signed up to speak.

IX. MINUTES

1. Motion was made by Vice Chairman Gene King and seconded by Emmett Collins to approve the Minutes from the November 28, 2023 meeting. All were in favor.

X. PUBLIC HEARING

None

XI. APPOINTMENTS

1. Motion was made by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to appoint Mary T. McGill to the Board of Elections. Motion was then amended by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to appoint Ms. McGill to the Board of Elections and allow the Chairman to sign the Affidavit of Meriwether County Board of Commissioners regarding the appointment of the members to the Meriwether County Board of Elections and Registration. All were in favor.

XII. UNFINISHED BUSINESS

1. Interim Administrator Theron Gay, stated at the last Board of Commissioners meeting there had been discussion regarding a request to abandon Weaver Road and asked if the Board wanted to proceed with setting a Public Hearing for the abandonment. Motion was made by Vice Chairman Gene King and seconded by Commissioner Adam Worsley to set a Public Hearing for January 23, 2024, to hear the request to abandon Weaver Road. All were in favor.
2. Interim Administrator Theron Gay stated the Board asked staff to review Ordinance 8 of the Code of Ordinances of Meriwether County, Article IV, Recreation Advisory Board. The

request was to move from nine members to five members in order to make it a more manageable number to have meetings. Motion was made by Commissioner Rosla Plant and seconded by Commissioner Adam Worsley to set a Public Hearing to hear this request on January 23, 2024. All were in favor.

XIII. NEW BUSINESS

1. Interim Administrator Theron Gay stated the Intergovernmental Agreement will be for the Council Seat that is vacant due to the passing of former Manchester City Council Member Judy Taylor Foster Pike. It will be held in conjunction with the Presidential Primary on May 12, 2024. The City of Manchester will reimburse the County for the cost. Motion was made by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to approve the Intergovernmental Agreement regarding the conducting of the 2024 Municipal Special Election for the City of Manchester and allow the Chairman to sign. All were in favor.
2. Interim Administrator Theron Gay stated the Meriwether County Qualifying fees for 2024 had been calculated in accordance with State Law and it is based on the salaries. Motion was made by Commissioner Adam Worsley and seconded by Commissioner Emmett Collins to set the Meriwether County Qualifying Fees for Local Candidates for the 2024 Elections. All were in favor.
3. Interim Administrator Theron Gay stated the last Board of Commissioners Meeting for 2024 would normally be held on December 24, 2024, which is the 4th Tuesday at 6:00 p.m. Since it is County policy to observe December 24th and December 25th as a holiday, Interim Administrator Theron Gay requested the Board move the date of the meeting that was scheduled for December 24, 2024. Motion was made by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to set the 2024 Board of Commissioners Meeting Schedule and Holiday Schedule as presented and move the Tuesday, December 24, 2024, 6:00 p.m. Meeting to Tuesday, December 17, 2024 at 6:00 p.m. All were in favor.
4. Interim Administrator Theron Gay stated he had reached out to the Board regarding a leak on the flat portion of the roof at the Courthouse Annex and while ACR was working on the Jail, they provided a proposal to repair and waterproof this section of the flat roof. The work should be completed today. Interim Administrator Gay asked the Board to confirm the amount to be paid of \$10,912.98 for the repair and waterproofing. Motion was made by Vice Chairman Gene King and seconded by Commissioner Emmett Collins to pay ACR \$10,912.98 for the repair and waterproof of the repair. All were in favor.
5. *This was removed from the Agenda*
6. Interim Administrator Theron Gay stated the Meriwether/Manchester Land Bank is a proposal to create a Land Bank that would serve the geographic area within the City of Manchester. There are several run-down blighted properties in the city limits of Manchester. The Land Bank Authority, if created, will focus on converting vacant, abandoned, and tax delinquent properties back into productive use for the community. The proposed Board of Directors would include five members: two from Manchester and Meriwether County, and one from the Meriwether County School District. Once created the Land Bank Authority can be utilized by any City who joins within Meriwether County. Any party can withdraw from the Land Bank with six months' notice. There is no financial commitment for Meriwether County. Staff recommended approval following Legal review. Motion was made by Commissioner Adam Worsley and seconded by Commissioner Rosla Plant to accept approval of the Agreement and for the Board of Commissioners to appoint two members to the Land Bank Authority following

Legal review. All were in favor.

7. Finance Director, John Gorton, met with Insurance Broker, Chris Walker, from Marsh & McLennan Agency, LLC regarding the Workers Compensation Renewal for January 1, 2024. The current annual premium is \$153,201.00 and the proposed renewal premium is \$152,018.00. Motion was made by Commissioner Adam Worsley and seconded by Commissioner Emmett Collins to approve the renewal in the amount of \$152,018 and allow the Chairman to sign. All were in favor.

XIV. REPORT FROM COUNTY ADMINISTRATOR

Interim Administrator Theron Gay stated the Jail roof has been completed and they are addressing a small issue on Monday on the Courthouse Roof. A Work Session is scheduled for this afternoon.

XV. REPORT FROM COUNTY COMMISSIONERS

Commissioner Emmett Collins thanked the staff and his constituents for getting the roads repaired and for their patience. Commissioner Collins wished everyone a Merry Christmas.

Commissioner Rosla Plant stated Mando opened in 2011 and the Industrial Development Authority was just notified that Meriwether County was chosen for their new \$70M expansion that will bring 190 new jobs to the County. Construction will begin in 2024. Meriwether County will have a strong workforce. Commissioner Plant thanked Jane Fryer for her work in making this a reality. Commissioner Plant wished everyone a Merry Christmas and Happy New Year.

Vice Chairman Gene King recognized Barry Lucas, Public Works Director. Vice Chairman King had received calls regarding a stopped-up pipe and some pot holes and Public Works was able to get these issues repaired within 24 hours. The Country Store/Quick Stop in Alvaton, has been renovated and will now have gas pumps. The grand opening is this weekend, Saturday, December 16, 2023, from 11:00 a.m. – 1:00 p.m. The ribbon cutting will be at 12:00 p.m. Vice Chairman King wished the staff and citizens of Meriwether County a very Merry Christmas and hopes everyone will be safe and well throughout the holidays.

Commissioner Adam Worsley thanked the staff for what they are doing and wished everyone a very Merry Christmas.

XVI. REPORT FROM COUNTY ATTORNEY

County Attorney Nathan Lee, stated he did not have anything to report but understood there was need for an Executive Session to discuss Litigation and Personnel.

XVII. EXECUTIVE SESSION

Motion was made by Vice Chairman Gene King and seconded by Emmett Collins to go into Executive Session at 9:25 a.m. to discuss personnel and litigation. All were in favor.

Motion was made by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to go out of Executive Session at 9:51 a.m. All were in favor.

Motion was made by Vice Chairman Gene King and seconded by Commissioner Emmett Collins to go back into Regular Session at 9:53 a.m. All were in favor.

There was no action taken.

XVIII. FUTURE MEETINGS & NOTICES

Chairman Bryan Threadgill announced future Meetings and Notices prior to Executive Session.

XIX. ADJOURNMENT

With no further business to discuss, motion was made by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to adjourn the meeting at 9:53 a.m. All were in favor.

Approved by: Majority vote of the Board of Commissioners

Attest: Allyson L. Stephens, Deputy Clerk

Date: 12.26.2023