

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS
January 23, 2024
6:00 P.M.

Commissioners Present: Chairman Gene King, Vice Chairman Adam Worsley, Commissioner Rosla Plant, Commissioner Emmett Collins, and Commissioner Bryan Threadgill
Staff Present: Interim County Administrator Theron Gay, Assistant County Administrator Blue Cole, County Clerk Beverly Thomas, Finance Director John Gorton, and County Attorney Michael Hill

I. CALL TO ORDER

Chairman Gene King called the meeting to order at 6:00 p.m.

II. INVOCATION

The Invocation was given by Blue Cole, Assistant County Administrator.

III. PLEDGE TO THE FLAG

All

IV. ADOPT AGENDA

Motion was made by Commissioner Threadgill and seconded by Vice Chairman Worsley to approve the Agenda with the following changes. Remove under Presentations, Proclamation for Bill Gregory and add under New Business 4. Request for extension on the dates of filming at the Covered Bridge. All were in favor

V. PRESENTATIONS

Chairman Gene King read a Proclamation to recognize the 2023 Manchester High School Football Team. The Board of Commissioners congratulated Manchester High School and presented a framed Proclamation. Photographs were taken and will be sent to the newspaper.

VI. FINANCE REPORT

Finance Director, John Gorton reported as of this afternoon the bank balance in the General Fund was \$4.7M and all other funds are strong. Mr. Gorton moved \$2M to the investment pool and a portion of that was LMIG money that was received. We have received \$72K in interest during the first quarter.

VII. DEPARTMENT HEADS

Finance Director Gorton provided an update on the pay scale and stated we are working on the Job Descriptions from Human Resources.

Assistant Administrator Blue Cole thanked Cassandra Sharpe and Joel Cruse for their Code Enforcement work on the muddy roads.

VIII. CITIZEN COMMENT

Chairman Gene King read the protocol for Citizen Comments.

1. Jennifer Doolittle, Fern Road, stated she was a woman of faith and a believer in God. Ms. Doolittle thanked the Board for listening to their concerns that were brought before the Board in October regarding Fern Road. Following that meeting Staff from Public Works came out within 24 hours. There was an urgency to get this done due to the poor traveling conditions on the road. Ms. Doolittle stated she knew the road condition didn't happen overnight and knows a gravel road will not be like a paved road. Ms. Doolittle thanked the Board and stated she was truly grateful. Ms. Doolittle asked if she could say a Prayer of Blessing. Chairman King stated yes and thanked Ms. Doolittle for the prayer.

2. Charles Hudson, Waddell Road, expressed his concerns of County properties appraisals being off and provided several examples including the old Meadows Motors Property. Mr. Hudson stated the value of these properties did not increase on the Tax Digest. Mr. Hudson stated the County needs to update this in order to be fair to everyone in the County. Mr. Hudson spoke with the Chief Tax Appraiser and with Tonya Mason about this. Mr. Hudson stated the property appraisal values are behind in Meriwether County.

IX. MINUTES

1. Motion was made by Commissioner Emmett Collins and seconded by Vice Chairman Adam Worsley to approve the Minutes from the January 10, 2023, 9:00 a.m. Regular Meeting. Voting in favor were Chairman Gene King, Vice Chairman Adam Worsley, Commissioner Rosla Plant, and Commissioner Emmett Collins. Commissioner Bryan Threadgill abstained. The motion passed.

2. Motion was made by Commissioner Emmett Collins and seconded by Vice Chairman Adam Worsley to approve the Minutes from the January 10, 2023, 11:00 a.m. Work Session. Voting in favor were Chairman Gene King, Vice Chairman Adam Worsley, Commissioner Rosla Plant, and Commissioner Emmett Collins. Commissioner Bryan Threadgill abstained. The motion passed.

X. PUBLIC HEARING

1. Motion as made by Commissioner Rosla Plant and seconded by Commissioner Bryan Threadgill to go into Public Hearing for Case #2023-0017, a rezone request from John Knight, Chisel Mill Homes, for 8.11 acres to be rezoned from NHC to R-1 for five Residential Lots. Cassandra Sharpe, Building, Zoning, and Community Development Director stated the application was heard by the Planning Commission on January 16, 2024. Citizens were given an opportunity to speak. There were some concerns with the erosion runoff going towards the southeast onto property across Charlie Fuller Road as well as possible runoff on the southwest of the property onto Johnson Road. Bill Cawthorne looked at the property and said that drain pipes would be needed depending on the placement of the driveways. He also stated that the developer will need to show retention structures on how they propose to not increase the flow to downstream properties (southeast). The property will have water access from the City of Luthersville. Considering those facts, the MC Community Development Department and the Planning Commission recommended approval of the zoning of 8.11 acres from NHC to R-1 with the understanding that the developer has to provide an E & S plan for the runoff.

IN FAVOR:

John Knight, of Chisel Mill Homes, stated this request for rezoning was to build 5 new homes at the corner of Charlie Fuller Road and Lone Oak Road. He has built around 40 new homes in Meriwether County in the last four years. Most are 1,500-1,700 square foot ranch plan homes that sell for \$350K-\$375K. At the Planning meeting last week, some in the community voiced concerns and Mr. Knight addressed those concerns. Measures will be in place for the erosion control concern during the building process in accordance with Code and their Erosion Control Plans. An example of the Erosion Control Plan was provided to the Board in their package of a home that was built on Primrose Road and has since been sold. Mr. Knight stated they will build their homes in accordance with those plans and they will get it approved during the building permit process. They are currently working with an engineer regarding the water runoff from new grade and will show when they build the homes that it will not increase the storm water runoff to the downstream property owners. Bill Cawthorne and Interim Administrator Theron Gay both had stated that was something that the builder needed to do and that would be addressed during the final plat approval after the rezoning. Regarding the increase in traffic, there are only five-homes being added and they are seeking to change it from Commercial to Residential Zoning which would be less traffic. There are plans to remove the old shed and all signage at the corner lot. Regarding wildlife concerns the property is already cleared and relatively flat. Grading should not affect the wildlife. There had been a comment from someone who said they were throwing up homes. Mr. Knight stated that was not the case, they were proud of the homes that were being built and they add value to the property of the surrounding neighbors because the homes are being sold for \$350k-\$380K. Years ago Mr. Knight reached out to the City of Luthersville and told them they wanted to build 50 homes and asked if they would supply the water. The City of Luthersville agreed to supply water for 50 homes and so far they have used 35 of the water meters. They recently confirmed they would honor that agreement and sent a letter that was provided in the packet. Mr. Knight addressed the lack of care of the community's concerns in they are not being heard. Mr. Knight stated he had written all of the concerns down following the Planning Commissioner, then thought about them and has now addressed them and will put them into practice. Mr. Knight reiterated that they were seeking a down zoning from commercial to residential. The person who Mr. Knight is purchasing the property from, had dreamed of placing a gas station in that location. It was confirmed the concrete driveways would come out to the road.

Attorney Hill stated in accordance with the Ordinance, each side would be allowed 20 minutes plus a 5-minute rebuttal. Chairman King stated the Board would first hear those who were in favor.

Rosland Johnson, Charlie Fuller Road, thanked Mr. Knight for addressing issues that had been brought up at the Planning Commission Meeting. Ms. Johnson stated her property faces the triangle property of 8.11 acres. The Coleman Creek water source begins at 2276 Charlie Fuller Road, Grantville, GA per the USGS topo map that was provided. The culvert pipe under Charlie Fuller Road, which was marked with a dot on the map, brings overflow water on to her property. Ms. Johnson picked up trash today on her property that flowed through that pipe. Ms. Johnson pointed out two ponds on the map with the first being a beaver pond and the second was a man-made pond. Ms. Johnson pointed out Coleman Creek on the map and stated this is the headwater of Coleman Creek which begins on her property. There is a ridge at the top of the 8.11-acre triangle property. The waters on the Johnson Creek side flow toward the Chattahoochee River and the waters on the right-hand side, which are on her property, flow down through the Coleman Creek Watershed into the Flint River. Ms. Johnson wanted everyone to be aware they

are in an ecologically interesting and sensitive area that includes wildlife and an aquifer underground. Ms. Johnson suggested having studies done to make sure there would not be a negative impact on any water that comes off the property.

Bill Johnson, Charlie Fuller Road, stated his property has 65 acres with approximately 700' of frontage on Charlie Fuller Road which is across from the 8.11-acre property. Mr. and Mrs. Johnson were in favor of the rezoning request and felt it was positive for the neighborhood. The big concern was regarding storm water runoff and how that will be handled. Ms. Johnson is a Georgia Master Gardener and a Georgia Master Naturalist and Mr. Johnson is also a Georgia Master Naturalist. There is concern for the ecosystem there and the effects of the natural habitat and the protection of pure water.

OPPOSED:

Melissa Wortham spoke via ZOOM. Ms. Wortham, City of Luthersville Council member was concerned about the addition of more taps for water at this time that would need to be provided by the City of Luthersville.

Craig Simpson – owns property on Johnson Road that is across from the property with the request for rezone. The main concern was water run-off. The property being discussed is encased by 3 paved roads Charlie Fuller Road, Johnson Rd., and State Hwy. 54. There is a culvert pipe under the road which comes onto his property. This is 12' +/- from the top of the road. At the bottom is a covered pipe and there is no ditching on that side of Johnson Road and no ditch for the water to run through. Because of this, water runs off through Mr. Simpson's property, pasture and into the wetland behind his Lake. Mr. Simpson was unable to obtain a permit to enlarge the lake due to the need to protect the wetland. There was a concern this would devalue this property that has been in his family for 75 years. Mr. Simpson home will face the back yards of the new homes. Mr. Simpson asked the Board for consideration of a 25' wood row to protect and beautify and was told he could not do that. Mr. Simpson gave an example of a relative who had to install a wood row on their residential land.

Ms. Hazel Knowles stated her family land is located on Charlie Fuller Road and she lives on College Street in Luthersville. Ms. Knowles grew up in the Zion Hill Community and know the water system affects her water. She has a well in Zion Hill and one on the property on Hwy. 54. The City has to drill another well. When the water is low it affects her water supply. They are operating on two wells and a third one is planned. Ms. Knowles was opposed due to the added pressure to the over worked water system. Ms. Knowles stated she hoped the Board would take into consideration what is best for the Community.

Veronica Daily, Charlie Fuller Road, has two acres and her father has 58 acres. Ms. Dailey was unable to attend the Planning and Zoning meeting and knows the minimum square footage of a home has to be 1,300. Ms. Daily questioned why a 1,300 square foot home, which would be considered a starter home, was selling for \$380K in Luthersville, GA. The homes should have more square footage. Ms. Daily provided the comps for some homes with more square footage. Ms. Daily lives in Fayetteville and her home is valued at \$400K with over 6K square feet. Ms. Daily did not understand the comps on these homes and was concerned that property values around this will increase for people who have lived here all their lives. Chairman King stated what Mr. Knight had presented their homes with square footages of the mid 1,600 to over 1,700. In Meriwether County the minimum square footage is 1,375. A builder can set a price but an appraiser will also put a price on the homes.

F.J. Gipaya, Watershed Specialist, Flint Riverkeeper, stated he was raised in Meriwether County and now lives in Hapeville, GA. Mr. Gipaya provided the Board with a handout regarding the

rezoning request. Mr. Gipaya stated he was speaking on behalf of the Flint Riverkeeper Board, Executive Director Gordon Rogers, and Staff. Mr. Gipaya stated there is a high probability that the present development plan for Parcel 046, Map 029, District 02 will have an increase in stormwater runoff that will be damaging to the downslope of neighbors' property rights and property values. Mr. Gipaya provided more detailed information on the runoff and how it will cause erosion and other damage to the owners' properties. There are springs, wetlands, small ponds, and streams in the path of this increased volume speed, and pollution load of these new flows. Mr. Gipaya stated there is a solution rather than denying or altering the development density. The Board could require in the rezoning authorization proper stormwater management practices that slow the water down, allow time for the stormwater to infiltrate the soil, and decrease pollution loads. Mr. Gipaya urged the Board to table the rezoning decision while the applicator provides to the Commissioners and to the public calculations of changes in stormwater flow and proposed solutions to control same from a registered professional engineer, and time for the neighbors and their consultants to review the data and the plans and give input for any appropriate changes.

There were no others that asked to speak.

5-MINUTE REBUTTAL

John Knight, of Chisel Mill Homes, stated water runoff was a large concern and they are working with an engineer. Mr. Knight would like for the property to be rezoned and then before the final plat is approved the runoff and the management plan by the engineer will get approved before the final plat. The final plat would need to be approved before building permits can be received. In regard to the housing prices in Meriwether County, his company has built 40-homes here and the homes have been sold for that amount. The best comps are down the street on the homes that have already been sold. When his company started building here they were chasing price. His office is located in Fayette County, he is from Coweta County and his parents lived in Meriwether County which is what drew them to the area. In the beginning they delivered a product for \$235K but with the economy in the past few years, the price increased and it is the lowest they can deliver. He has just sold some homes in Fayette County that are similar in size for \$490k and up.

There were no other comments.

Attorney Hill stated if the Board wanted to table the action they would not need to end the Public Hearing but continue it until a later date and time. If the Board does close the Public Hearing they cannot take any additional data or comments at a later date.

Motion was made by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to close the Public Hearing. All were in favor.

Motion was made by Commissioner Rosla Plant and seconded by Commissioner Bryan Threadgill to approve the rezoning request with meeting the conditions that were outlined with the main concern of the water runoff and engineering to come forth before any permitting is allowed. All were in favor.

The Board took a short break.

2. Motion was made by Commissioner Rosla Plant and seconded by Commissioner Bryan Threadgill to go into a Public Hearing for Case #2024-001, a Special use request from Patrick Dell for a family cemetery located on Parcel #140, Map 002, on .28 of an acre. The Cemetery will be named Macey Dell Family Cemetery. All were in favor. Cassandra Sharpe, Building, Zoning, and Community Development Director stated the application was heard and was recommended by the Planning Commission on January 16, 2024. This is allowed as a special use

in A-1 Zoning. Ms. Sharpe stated her office also recommends this special use request for a family cemetery.

Ms. Susan Dell lives on Alvaton Road and her father lives next door. Her family has several lots there. They had a survey done and plan to live there forever. Ms. Dell hopes the Board will approve. There were no others to speak.

Motion was made by Commissioner Bryan Threadgill and seconded by Commissioner Rosla Plant to go out of the Public Hearing. All were in favor.

Motion was made by Commissioner Bryan Threadgill and seconded by Vice Chairman Adam Worsley to approve the Special Use request. All were in favor.

3. Motion was made by Commissioner Bryan Threadgill and seconded by Vice Chairman Adam Worsley to go into a Public Hearing for Case #2024-002, a request from Kathy Alford to close Weaver Road from the Railroad tracks to Beaver Lake Road. The Road is impassable. Ms. Sharpe stated Public Works, Interim Administrator Gay and Staff recommends closing this section of Road.

Interim Administrator Gay stated the Board must decide if this road ceases to serve a public purpose. It does not serve a public purpose. There was no one signed up to speak.

Motion was made by Commissioner Bryan Threadgill and seconded by Commissioner Rosla Plant to go out of the Public Hearing. All were in favor. Motion was made by Chairman Gene King and seconded by Commissioner Bryan Threadgill to abandon the section of road on Weaver Road from the Railroad Tracks to Beaver Lake Road. All were in favor.

4. Motion was made by Commissioner Bryan Threadgill and seconded by Commissioner Rosla Plant to go into a Public Hearing for Amendment to Chapter 20, Article IV of the Code of Ordinances of Meriwether County Recreation Advisory Board. Interim Administrator Theron Gay stated a while back the Board had asked about the Recreation Advisory Board. There are issues in getting a quorum here to provide useful information concerning County Recreation. One of the issues was the Advisory Board had nine members and the last time it was discussed there were comments of changing the Board from nine members to five members with each Commissioner having an appointment. Since the Advisory Board appointments have expired we would need to have staggered terms for reappointments. In the beginning there would be a group that serves a one-year term, and a group that serves a two-year term. In the third year the two-year term would be in order and staggered. The Advisory Board would meet quarterly and would consist of a Chairman and Vice-Chairman and three members would make a quorum with or without the Chairman and Vice Chairman. Interim Administrator Gay stated in summary the proposal is to change from a nine-member Board to a five-member Board, allow for staggered terms, meet at least quarterly, three members are a quorum, and you cannot miss many meetings. The Advisory Board is to advise and not to set budget and policy. The Advisory Board will work with the Recreation Program.

There was no one to speak. Motion was made by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to go out of the Public Hearing. All were in favor. Motion was made by Commissioner Rosla Plant and seconded by Commissioner Bryan Threadgill to Amend Chapter 20, Article IV of the Code of Ordinances to a five-member Board, allow for staggered terms, meet at least quarterly, three voting members are a quorum, the duties and responsibilities would be outlined with advisory duties only. All were in favor.

XI. APPOINTMENTS

1. Motion was made by Chairman Gene King and seconded by Commissioner Bryan Threadgill to table the appointment to the DFACS Board. All were in favor.
2. Motion was made by Commissioner Bryan Threadgill and seconded by Vice Chairman Adam Worsley to table the appointment to the Planning Commission. All were in favor.
3. Motion was made by Commissioner Rosla Plant and seconded by Vice Chairman Adam Worsley to table the appointment to the Public Facility Authority. All were in favor.
4. Motion made by Commissioner Rosla Plant and seconded by Commissioner Bryan Threadgill to table the appointment to the Lake Meriwether Advisory Board,, District 2. All were in favor.
5. Motion was made by Commissioner Bryan Threadgill and seconded by Vice Chairman Adam Worsley to reappoint Robin Wilkinson to the Lake Meriwether Advisory Board. All were in favor. This is a two-year term that will expire on January 28, 2026.

XII. UNFINISHED BUSINESS

None

XIII. NEW BUSINESS

1. Interim County Administrator Theron Gay stated back in November 2023, an Intergovernmental Agreement for Countywide Recreation between Meriwether County and the City of Manchester was to expire. The Board decided to ask the City of Manchester to extend the agreement for one year to allow time for the County to set up recreation opportunities. This had the same dollar amount and terms and conditions that had existed previously. The feedback received from the City of Manchester was to move all recreation activities to the City of Manchester and to drastically increase the dollar amount we were paying them. We brought that back and talked about it and the Board did not want to do that. We have a strong program in Woodbury. The County received a call from the new Mayor of the City of Manchester who wanted to readdress this. We have a new drafted Recreation Agreement that was sent to them and they are now willing to extend this to December 31, 2024 with the same terms and conditions of the original IGA and any extensions beyond December 31, 2024 would require renegotiation of the Agreement. The Board had asked this to be done but we have not received favorable feedback so we never took action. Mayor Trimble provided background on his life and career in Meriwether County and stated his career was built on collaboration to make good decisions and great programs. The City of Manchester has historically been kind of an outsider and now wants to work collaboratively with the Commissioners and other Mayors to work together and build a better County. The City of Manchester has voted to accept the last version of the IGA for Recreation. There are several new City Council members and all are in favor of this Agreement. We all must change our behavior in order to grow smarter in this County for our children and families. This IGA would extend a working system which will allow time to develop the next program and to work on a strategic plan. Commissioner Collins asked if the IGA was approved does everyone have access to the City of Manchester's facilities. Mayor Trimble stated yes, they would maintain exactly what they were doing before including interactive play which has been cut off due to this delay that was caused by the City of Manchester. Commissioner Collins asked if the City of Greenville could come down and play on the fields at the City of Manchester. The Manchester Recreation Director answered recreation wise, the answer is yes. There is a team in Greenville and there is not a baseball or softball field

in Greenville, so yes they are welcome to come to Manchester to practice. Mayor Trimble feels it is critical to lay out everything clearly during the transition time. Commissioner Rosla Plant has received a lot of calls and knows the Woodbury group would like to be on their own possibly due to being put in a situation that Recreation there is moving forward. What was disappointing to Commissioner Plant was seeing on Facebook the removal of Meriwether from what was Manchester-Meriwether County Recreation after the vote made the papers. The Board of Commissioners were not told that the City of Manchester no longer wanted to participate with Meriwether County. Recreation has always been a hot topic and Commissioner Plant stated she had been asked about money that was sent to the City of Manchester. Commissioner Plant stated she takes it personal that money has been sent to the City of Manchester for Recreation and the City of Woodbury has received second hand items and the County had to scramble to get supplies. There is a lack of coordination. When Vic Dowis was there we had a working relationship but now we do not have that. Commissioner Plant stated she did not know what it was going to take to come together as a Council and County to bring all in as team players together and was not in favor of going back, especially since it made the paper and social media like it did. Greenville ran on Recreation and she has no idea what the new Council will do for Recreation or if they will strike out on their own. Commissioner Plant stated she is a team player and is willing to work with others but feels there is enough hard feelings at this point and does not know how we will move forward. Recreation and our Senior Centers are very important to this County. Commissioner Plant was not in favor of sending all the money to the City of Manchester and only using the facilities at Manchester. Woodbury has a strong program and they are pulling from the north end of the County. The people on the north end has asked how to participate and it has to be community based.

Commissioner Bryan Threadgill feels Manchester does a great job with recreation and we went in to this to find a way to connect the County across the board. Some think it is an extensive amount of money but it is not. There have been concerns and the County was left out of quite a few things from the previous Administration. Appreciation was given to Mayor Trimble for being at the meeting to share his thoughts. The County would like to be involved in the decisions of what Manchester wants to do prior to it happening. All the kids in the County do deserve recreation and it was good to know the kids can come there to practice. Commissioner Threadgill stated he was looking forward to sitting down and growing the situation over the next year with the City of Manchester and other Cities within the County. Commissioner Threadgill stated he knows Manchester would like to be out from under the amount of money they spend each year for recreation and hope we can come up with an actual Countywide Recreation Program that the County controls. We will have to work collaboratively to get this done.

Vice Chairman Worsley has been a part of the Manchester Recreation for over a decade and agrees with Commissioner Threadgill that Manchester has done an excellent job from his experience. Outside of Manchester has been a struggle due to the geographics and population in areas. If there are not enough children in some of the Cities and you can't afford a team, where do you go. It is difficult to travel, there are not many fields, you have to schedule practice which sometimes is at 8:00 p.m. to get a field. We have to do a better job as a County to find out how to centralize some of those things. The concern was with the amount of money the County sends, which is not an exorbitant amount, it was his understanding that it is to help purchase equipment and maintain facilities across the County. Other Cities do not have a Recreation Department to maintain a field so those children can practice and have a game. It is a long trip across the County. Vice Chairman Worsley felt some of the money should be applied toward those things

to ease the burden of travel and safety on the road. Vice Chairman Worsley was in favor of working together even if there are different paths we take we must think about the children and make sure they have opportunities during transition or the growth and not leave anyone out. Chairman Gene King stated he had been in Woodbury and watched the Basketball games and was impressed. There are 153 kids there now and knew that amount because he had provided a pizza party after they wrapped up the games. A lot has been accomplished with the baseball teams too. The Commissioners met and voted to extend the IGA to give it a year to figure out what is best for the kids. The IGA was not accepted by the City of Manchester. Since that time and after attending the recent games in Woodbury and with the phone calls that were mentioned, it is sad that each year the Manchester kids have received the new uniforms and the old uniforms got passed down. There are a lot of Coaches involved in Woodbury and they are enjoying what they are doing. There is an outcry that now, Meriwether County should go in a different direction with recreation.

Vice Chairman Worsley feels the opportunity presented itself with the feelings and the opportunity has gone away. This deal does not close that door. This ensures the children will have an opportunity to be able to participate in events they want to participate in for the remainder of this year. We don't have the time or resources in the rest of the County to give them that opportunity and feels Woodbury will be able to continue with what they are doing.

Commissioner Threadgill feels we need to move in our own direction at some point but feels with need to continue with Manchester so we can all plan together what happens. Manchester puts a lot of money in this program and you do not have that from the other Cities. They did go in with the County years ago to try and help where no other City has provided funding. This should be looked at as a whole and not pull out to do our own because what will we have at that point is Cities who do not participate financially but want extensive recreation across the County for everyone. This is an opportunity for us to sit down and work out the specifics and a direction of where the County and Cities want to go.

Interim Administrator Gay suggested getting the two Recreation Programs together and be sure they have a clear plan of how to expand what we have and incorporate that in with these guys so we are not working against each other. Chairman King stated that is why he had suggested tabling this and not take action to keep a lot of coaches from walking. The City of Manchester does put a lot of money into the program and regardless of how much is put into the program it is important to see the kids treated equally. Some kids should not be wearing run down uniforms when Manchester has the new ones because they put more money in the program. Chairman King stated he did not want it to sound like he was bashing, but his heart was for the kids. He would like to get some feedback from some of those who have been putting many hours into the program, then make a decision as a whole.

Commissioner Threadgill stated we put \$150K into the program with the City of Manchester and feels we all need to sit down with the Cities and come up with something. If we do this on our own we could be looking at a cost of \$1.5M - \$2.5M per year to run a Recreation Program but if we get with the Cities and where we do \$150K with Manchester it may go down to \$100K per year for Manchester. It may be with the other Cities that we may have to put in a \$100K into each City in order to grow and maintain what they have within each City to keep the recreation going. Then we will have the facilities everywhere. It may be cheaper to put in \$400K per year and help out the Cities to continue with this than it would be with \$2.5M per year to run our own Recreation Program. Coaches are good to put in information but Commissioner Threadgill feels at the end of the day they are not responsible for the tax payer's dollars, the Board is, but their

input is appreciated because they are there coaching the kids and seeing what is going on. Commissioner Threadgill stated he had thought about this for a long time and feels the County will probably need to put money in for some of the Cities in order to get the program started and to grow the program instead of having the North, South, East, and West fighting all the time. Chairman King wanted the Coaches to have input but the Commissioners would have the final decision. Interim Administrator Gay stated we need a meeting to make sure we are all working together to keep those programs in place. We spoke about SPLOST in the Work Session earlier today and the Tier 1 projects. We probably could have a Tier 1 project in there called Recreation Improvements and all of the Cities participate in that off the top.

Mayor Trimble stated he did not feel the existing agreement is being used as it should be. In the current contract there is a way to maintain the field in Woodbury. There are ways for the requisition, repairs, and toilet paper, etc. that are not being used. We need to identify right now to continue this and the clarity that you are not out there on your own. The inequities such as uniforms, it is time to be done with that. We must move together in a smart way and both Mayor Trimble and the Council want to move forward. Mayor Trimble offered to go and talk with the Coaches and make sure they understand how this existing contract through this year works so they know how to requisition what is necessary.

Chairman King was interested in tabling this to next month to get back with the Coaches and everyone to talk and explain so that everyone feels good about this. Interim Administrator Gay felt it may be best to have the Coaches select a spokesperson and get Randy Carter and others in to work out the details of how it will work and include the Council Members.

Commissioner Threadgill felt it was important to move forward and discuss with Manchester, the Cities, and Coaches and come up with a plan. Motion was made by Commissioner Threadgill and seconded by Vice Chairman Worsley to move forward with the contract that has been agreed upon by the City of Manchester for the next eleven months of this year and to work collaboratively with Manchester and the other Cities and Coaches and have a dual meeting with the City of Manchester to discuss what we can do. The most important thing is the children. If we continue this they will all be covered and we can come up with the specifics as we go. Voting in favor were Commissioner Threadgill and Vice Chairman Worsley. Opposed were Chairman King, Commissioner Plant and Commissioner Collins. The Motion failed.

Chairman King wants the Commissioners, Council, and a couple of Coaches to attend a round table meeting to discuss this and feels when everyone walks out of that meeting everyone will be on the same page and have a unanimous vote. Interim Administrator Gay stated the Board could appoint a Committee and look at it further with the Commissioners, Staff, and Coaches present. Following discussion motion was made by Commissioner Plant to set up a group within two weeks and have this come back before the Board on February 27, 2024. Vice Chairman Worsley asked when registration would open. Tangy Cummings, Director of Manchester Recreation stated it is already open and the deadline is February 5, 2024. There is a late fee as of February 15, 2024 and they are doing drafts on February 26, 2024. The same is happening in Woodbury for Baseball and Softball. Ms. Cummings stated that is when they put them in the draft to pick a team. They do not want one team with strong players that beats up another team. Vice Chairman Worsley asked if the children outside of Manchester would have to pay an out of City fee. Ms. Cummings stated they have done that in the past but waived that this year. They would be charged registration which covers uniforms. Everyone gets a new uniform each year. There is no hand me downs. Unless in football, the teams stay by age groups, and if they keep the same uniform from the prior year the new players are the only ones who have to pay for their

uniforms. Other than that, there is no fee. Chairman King stated the IGA was turned down by the City of Manchester and that forced the County to go into discussion of what we would do. Chairman King stated even though Mayor Trimble was not Mayor at that time, would it be too much for the City of Manchester to give us until that February date to work out the little details and hopefully all would move forward to extend it at that time and work together. The teams would move forward while the details are being worked out. Emmett Collins seconded the motion. Voting in favor were Commissioners Plant and Collins, and Chairman King. Opposed were Commissioner Threadgill and Vice Chairman Worsley. Assistant Administrator Blue Cole will set up the meetings to resolve the questions. Tangie explained the difference between Recreation Ball and Travel Ball. Chairman King stated the funds are for recreation not travel ball. Interim Administrator Gay stated maybe the Teams can incorporate with each other without the travel teams. Chairman King wanted the courtesy of one month to work out the details. Vice Chairman Worsley thanked Manchester for waiving the fees. Commissioner Threadgill asked if this was legal since we voted in November to extend the IGA. Attorney Hill stated we had an offer and it was not accepted, therefore, it is not a contract. Interim Administrator Gay stated we will work this out and bring it back before the Board on February 27, 2024. Assistant Administrator Cole will set up meetings within one week to discuss this. Commissioner Threadgill left the meeting. Attorney Hill stated the County will need to advertise the meeting and time if there will be a quorum. The City of Manchester waived the fees.

2. Interim Administrator Gay stated we have worked on an item for the ballot and hoped to get TSPLOST on the ballot in May. There is work to do before this and the Bond Attorney stated we need an Agreement with the Cities on the distribution of funds in order to put this on the ballot in November. This gives us time to make the presentation and find out what the Cities want to do and include everyone as united. The Election would need to be in November and we will work to get the documents ready.

3. Finance Director John Gorton stated Tax Commissioner Deann Cruse has been going through and correcting the financials at the Tax Commissioners Office and a check was issued to the MCBOC in March of 2017 in error that should have been issued to the State of Georgia for excess funds from the sale of property. The total of this check was \$63,310.31 and there was one person who made a claim for the excess funds that were paid on May 17, 2019, in the amount of \$12,080.32 leaving the balance at \$51,229.99. Interim Administrator Gay explained what had occurred. This amount needs to be paid to the State of Georgia, this check will be issued to the Tax Commissioner's Office so they can submit the excess funds to the State of Georgia. Motion was made by Commissioner Rosla Plant and seconded by Commissioner Emmett Collins to authorize the refund amount to the State of Georgia. All were in favor. Interim Administrator Gay stated he appreciates all that Tax Commissioner Deann Cruse has done.

4. Assistant Administrator Blue Cole stated at the last meeting the Board gave approval for a group to film at the Covered Bridge for specific dates and times. They have come back to ask if they can move the time to take possession of the premises on February 7, 2024 and continue up to and including March 1, 2024. Motion was made by Vice Chairman Adam Worsley and seconded by Commissioner Plant to allow the date changes as requested, February 7, 2024-March 1, 2024. All were in favor.

XIV. REPORT FROM COUNTY ADMINISTRATOR

Interim County Administrator Theron Gay stated he had been busy with numerous items and was still working on many.

Assistant County Administrator Blue Cole stated most everything had already been covered.

XV. REPORT FROM COUNTY COMMISSIONERS

Commissioner Emmett Collins: Nothing further to report.

Commissioner Rosla Plant: Nothing further to report.

Vice Chairman Adam Worsley: Thanked everyone for the work they put on the Work Session and Vice Chairman Worsley would like to have more.

Commissioner Bryan Threadgill: Not present

Chairman Gene King: wanted to use his Minutes out of the norm, to welcome Georgia Transparency, Russell Pickron and to commend him on a lot of programs he does when going to the Cities and finding Commissioners or Mayors in corruption. People have to be accountable to the citizens. Chairman King stated he was taking time to do this here because when Mr. Pickron does his other stuff he edits out things he does not want seen or heard and with this being videoed it cannot be edited out. Chairman King expressed concern of Mr. Pickron going into public buildings due to the society we live in today and with so many crazy people that you never know what they are up too, and if he came into one of our buildings and when someone asks if they can help, his response from his video was; I'm just enjoying and appreciate my rights to be able to walk around and check out your building and so forth. You need to show a little respect. In so many of the videos' people ask if they can help and the only reason they ask if they can help is because they do not know who you are and you are walking around with a camera and the stop and stare down a doorway that is open with a lady who is sitting there doing her job and they say Sir, can I help you and you said no. They are wondering why are you there and when they try to ask you something else you say you just want to be left alone. Those kind of comments, and we have freedom speech but those comments gets concerning with some wondering if he is going to go "postal", is he about to video himself pulling out an AR-15 and what is he doing. Chairman King has not seen one yet and if he did he would back Mr. Pickron up if they had been smart aleck and had cursed you. The videos Chairman King watched are people asking if they can help him with something. To pick a Courthouse to walk through just to hope that someone will cause a conflict is so disrespectful to the people in Government who are trying to do the right thing. Chairman King stated Mr. Pickron was right because there are plenty doing under the table dealings and doing things that should not be doing. Chairman King asked to help him understand why his attitude is that he just wants to be left alone. Some are looking at this big guy with a camera that says I just want to be left alone. Chairman King stated there is concern and to top that off if his wife came home and he saw a video of a man, such as Mr. Pickron, was standing there only because of a public place and can zoom in on his wife doing her job as a County employee, he would be very concerned and may think he was a stalker. Is there a reason why there are such rude comments to these people. Mr. Pickron stated he did not mind addressing this. Chairman King stated he wanted to understand the smart aleck comments because if our staff called him and said you just left he would be concerned. Chairman King stated he did commend Mr. Pickron and commented on his work with editing and looking like a full-fledged TV News Broadcast which is awesome but does not understand the disrespect. Mr. Pickron stated to answer that one question and he believes Attorney Hill can answer that for Chairman King, is it illegal. Chairman King stated no it is not illegal and he was asking for the moral ethics of you as a gentleman that served this County, Chairman King thanked him for his service, but no it is not illegal and not illegal to be rude to a police officer, not illegal to be disrespectful to anybody. You have that right. Mr. Pickron stated he is very respectful and feels

that with that respect it goes both ways. It is two ways. Mr. Pickron gives that respect until our public officials commence to think they have power over the people when in turn, no they don't and "we" have the power. Chairman King stated in the future when someone asked if they could help him why don't you tell them what you are doing rather than just saying "I want to be left alone". Chairman King thanked Mr. Pickron for what he has done for corruption and asked as an Elected Official that when he comes to our County to show the Staff some respect even though it is not illegal and you are allowed to be rude, just show respect and you will get a whole lot more done. Mr. Pickron stated Chairman King made a statement that he didn't know if Mr. Pickron lived in Alabama, Chairman King stated he said I don't know if you live in Alabama or not, Mr. Pickron asked if he knows that is covered under the US Constitution. Chairman King stated you have the right to go in there and walk around, but if you had gone into that Courthouse and walked over to take care of a marriage license or to take care of legal business and was respectful and walked out, no one would have questioned. Mr. Pickron thinks it also states in the Constitution, then asked Attorney Hill to correct him if he was wrong, that in the Constitution of the State of Georgia, we the people have a due diligence to hold our government accountable and check on our government. Chairman King asked him to continue holding those accountable but show some respect.

Chairman King thanked the Staff for what they have been doing and knows the rain is coming in and hope Barry Lucas, Public Works Director, and Staff are ready to jump on the road work that may be needed.

XVI. REPORT FROM COUNTY ATTORNEY

There was no report from County Attorney, Michael Hill, and no immediate need for Executive Session.

XVII. EXECUTIVE SESSION

None

XVIII. FUTURE MEETINGS & NOTICES

Chairman Gene King announced future Meetings and Notices.

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 8:25 p.m. All were in favor.

Approved by: Majority vote of the Board of Commissioners

Attest: Allyson L. Stephens

Date: February 14, 2024