

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS
AUGUST 14, 2024
9:00 AM

Commissioners Present: Chairman Gene King, Vice Chairman Adam Worsley, Commissioner Rosla Plant, and Commissioner Emmett Collins

Commissioners Absent: Commissioner Bryan Threadgill

Staff Present: Assistant County Administrator Blue Cole, County Clerk Allyson Stephens, Finance Director John Gorton, Theron Gay, Special Projects, and County Attorney Nathan Lee.

Staff Absent: None

I. CALL TO ORDER

The Meeting was called to order by Chairman Gene King at 9:00 a.m.

II. INVOCATION

The Invocation was given by Assistant Administrator Blue Cole.

III. PLEDGE TO THE FLAG

All.

IV. ADOPT AGENDA

A motion was made by Commissioner Rosla Plant and seconded by Vice Chairman Adam Worsley to Adopt the Agenda. All were in favor.

V. PRESENTATIONS

None

VI. FINANCE REPORT

Finance Director John Gorton provided the bank balances as of 4:30 p.m., August 13, 2024. Director Gorton stated that the balances looked good and there were no issues on the finance side with the bank balances. Director Gorton stated that the Investment Pool for the General Fund gained around \$34,000 in interest last month and the Investment Pool for the Special Projects account took in around \$14,000 dollars in interest. Director Gorton stated the accounts are getting good interest returns on the investments. Director Gorton stated that the Tipping Fees and Host Fees came in and LOST, SPLOST, and TSPLOST, were slightly higher than average. Director Gorton stated that he had included the outfitting for the Durango and the three Coweta firetrucks, which leaves SPLOST with a balance of \$146,000 that is available to spend. Director Gorton stated that the TSPLOST account shows a balance of negative \$193,000, which he has an issue paper on to discuss later in the meeting. Director Gorton stated there are three commitments listed for TSPLOST for the roads. Vice Chairman Worsley asked if the 2024 LMIG had been completed. Director Gorton stated that it had not and what was listed was the County's required match. Director Gorton explained there had been no invoice received for the 2024 LMIG yet, but once the invoice comes in, the County will first use the \$800,000 LMIG money first and that this is only listed to show what has been committed.

VII. DEPARTMENT HEADS

Cassandra Sharpe, Planning and Zoning Director: Director Sharpe stated that she will have a Planning Commission Meeting on Monday, August 19th, and there is a gentleman that will be

coming before them to rezone 184 acres on Lone Oak Road for Industrial and invited the Board to attend. Director Sharpe stated her department is doing very well and had issued 29 permits this month, including all types of permits and steadily issuing new home permits.

John Gorton, Finance Director: Director Gorton stated that he has received data from Waste Management for the last 6 quarters and is in the process of going through the data to conduct an internal audit. Director Gorton stated it was brought up during a Water and Sewer Authority meeting that they asked for contracts from the Water & Sewer Authority. Director Gorton stated he knew that was coming because he asked for an internal audit for the County. Director Gorton stated that Water & Sewer does not believe they are getting their fair share and believes they should be receiving \$1.50, and they are receiving \$1.46. Director Gorton stated he needed to get the County contract as well to see if the County was on the same page. Director Gorton stated he does have the data and is sorting through and auditing the information from over the last six quarters. Chairman King asked if that is normally how an audit works, instead of a team from the County going out to examine, they send the information in? Director Gorton stated he spoke to the financial specialist and everything they have is electronic. Director Gorton stated she explained to him that he could come out and pull the tickets that are initiated from the trucks, but it would take weeks and weeks to get all the information. Director Gorton stated he is sorting through all the data as well as working on the budget and has met with all departments except three. Director Gorton stated he hoped to have something available to the Board to review by their next meeting.

Blue Cole, Assistant County Administrator: Assistant Administrator Cole stated that Randy Carter with the Recreation Department was attending a state GRPA meeting and has also issued the football schedule, which was presented to the Board. Mr. Carter will have a cookout on August 22, 2024, at 6:00 p.m. and invited all to attend. Assistant Administrator Cole stated that Animal Control has been working on the Humane Society grant and additional information is being collected and sent to the Atlanta Humane Society. Assistant Administrator Cole stated that Planning and Zoning has had two meetings with the IDA regarding incoming projects.

VIII. CITIZEN COMMENT

IX. MINUTES

1. A motion was made by Commissioner Plant and seconded by Vice Chairman Worsley to accept the Minutes of July 22, 2024, 4:00 p.m. Work Session, as presented. All were in favor.
2. A motion was made to accept the Minutes as presented for the July 23, 2024, Regular Meeting at 6:00 p.m. by Vice Chairman Worsley. Commissioner Plant seconded the motion. All were in favor.
3. A motion was made by Commissioner Plant and seconded by Commissioner Collins to accept the Minutes of the August 1, 2024, Special Called Meeting at 9:00 a.m. Voting in favor were Chairman King, Commissioner Plant, and Commissioner Collins. Vice Chairman Worsley abstained from the vote. The motion passed to accept the minutes.

X. PUBLIC HEARING

None.

XI. APPOINTMENTS

None.

XII. UNFINISHED BUSINESS

1. Pay Scale - Salaried Employees

A motion was made to table the Pay Scale - Salaried Employees until the September 11, 2024, Regular Meeting at 9:00 a.m. by Commissioner Plant and seconded by Vice Chairman Worsley. All were in favor.

2. Updated on Discussion of Office Space

Mr. Theron Gay of Special Projects stated that the Board at the last meeting wanted more information on three properties. Mr. Gay provided the Board with a packet of information regarding leases and deeds on those properties. Mr. Gay provided a report on the Gymnasium, the West Georgia Technical Building, and the DFACS building. Chairman King asked Assistant Administrator Cole if they were able to meet with DFACS. Administrator Cole explained that Commissioner Threadgill was going to reach out to them first and get back with him, and he didn't want to overstep. Vice Chairman Worsley stated that he would like the staff to get this set up and asked that it be done as soon as possible, because two more weeks have passed by. Chairman King asked that something be relayed back to them at their next meeting. Vice Chairman Worsley asked if the school entered into another contract to sell the school, without the Board's knowledge, if the 90-day notice to terminate still stands with a new owner. This would allow time to rearrange recreation activities. County Attorney Lee stated that the terms of the lease stand, unless both parties agree to renegotiate the terms. Vice Chairman Worsley stated that based on the action of the school to attempt to sell the building out from under the County, without the 90-day notice, he feels the Board should come to the table with them to see if that could be renegotiated. Vice Chairman Worsley stated there needed to be some plans put together now. Vice Chairman Worsley stated that it could put the Board in a tough spot for the citizens and children in the County. Mr. Gay stated that if challenged, it only gives 90 days. Mr. Gay stated that the leases needed to all be looked at as some of them are not favorable to the County. Mr. Gay stated that when he dealt with contracts, especially with the state, he would make sure there was a CPI clause to increase it, and most do not have a CPI at all. Mr. Gay also stated that the DFACS lease doesn't give the County much room to exit, only in the event of a breach of contract by DFACS. Mr. Gay suggested that if there is an agreement to renegotiate, more information needs to be included to protect the County, including escalation of rents, if done for multiple years. Mr. Gay stated that he tried to do an analysis on each of the leases.

3. Courthouse Roof Proposal Discussion

Assistant Administrator Cole presented the Board with a packet that contained a summary of the roofing work. Mr. Cole stated that in summary there is only around a \$12,000 dollar difference in the two bids received. Asst. Administrator Cole stated that one bid came in to do some overlay over spots on the existing roof, and the other bid came in and removes the existing roof, putting down new material. Asst. Administrator Cole stated that staff reached out to an architect from GMC out of Dothan, AL and they met on site at the Courthouse. In attendance was Commissioner Collins, I.T. Director Matthew Brown, Finance Director John Gorton, himself, and Mike Hamrick, Engineer. Asst. Administrator Cole stated that Mr. Hamrick's recommendation is that staff consult with a company that he has used in other buildings to take another look at it. Chairman King stated he felt the point of the engineer coming out was to give

them a recommendation on how to repair the roof. Chairman King asked if that cost anything for the assessment. Asst. Administrator Cole stated that it did not, and his recommendation would be to ask the Board to approve an amount "not to exceed" that they were comfortable with, and staff go back and negotiate with both the companies regarding their specialties. Asst. Administrator Cole stated that one of the companies had experience with the standing seam roof, which the engineer felt was in good condition, and the other contractor had experience with the membrane and overlayment that could go in the areas that the architect did identify had problems, that is mainly the parapets and the gutters. Mr. Gay stated that originally, he had come to the Board and asked that they allow him to have an engineer look at the bids to see which product would work better. Mr. Gay stated that he did contact an engineer, and they sent up an architect at no charge to look at the courthouse, as well as the tax building. Mr. Gay stated that he was unable to attend the meeting due to dealing with COVID. Mr. Gay stated that there are two outstanding bids, and if the choice is to go back and negotiate with the contractors, that was fine, but if they want to go a different direction, the Board will probably need to reject those bids. Mr. Gay stated that he would like an opportunity for him and Asst. Administrator Cole to sit back down with the architect as he really wanted to get an opinion, as the roofing companies are experienced companies, and just wanted to get the architect's opinion on which one of the proposals was the best. Mr. Gay explained that when the bid went out, there was a lot of interest in the project. Mr. Gay stated that there was no money spent upfront to having an architect come out, and the companies came out and looked at it and suggested what they would do with it. Commissioner Collins stated he went up and looked at it and there are 4 porches, and each porch has two catch basins on the side of them. Commissioner Collins stated those are definitely leaking. Commissioner Collins stated all the water from the roof goes into the catch basins and then into the gutters. Commissioner Collins stated there could be a problem with improper drainage. Commissioner Collins stated that he felt the seams were okay, but there was leaking in the flat spots. Commissioner Collins stated he had a gentleman tell him that he could do a birds' eye view and fly over the top of the roof to identify the catch basins and identify issues on the flat roof and to clean the gutters out. Commissioner Collins felt a more accurate bid could be sent out for what was needing to be done. Commissioner Collins stated a birds' eye view would cost \$150.00. Vice Chairman Worsley stated that he is not in favor of approving either of the contracts or working on something when the real issue has not been identified. Vice Chairman Worsley felt that no approval is needed to work at things and feels an engineer needs to go in and give a definitive answer to the root problem. Vice Chairman Worsley stated that the first money that should be spent is to get an engineer in the courthouse to identify the problems. Mr. Gay stated that if staff has the ability to get those engineering reports that Vice Chairman Worsley is speaking of, then they can put those specifications into new bids. Vice Chairman Worsley stated that there is an issue showing a problem with the sealing that is still under a 2-year warranty and that the contractor needed to come back out on that. Chairman King asked if anyone had reached out to the roofing company regarding the warranty. Asst. Administrator Cole stated he had reached out earlier in the week and the contractor had not called him back. County Attorney Nathan Lee stated that this needed to be addressed within the timeframe of the warranty before it expires. County Attorney Lee suggested sending the contractor an email and continuing to reply to the email regarding follow up if there is no response. Vice Chairman Worsley stated he would like to have this back on the next Agenda regarding contact with the prior contractor and when they will take care of the warranty repairs. Vice Chairman Worsley also asked if it would be possible to get the cost of what it would take for an engineering firm to

come out. Mr. Gay stated that it was possible. Chairman King stated that something needs to get done because the Courthouse is a historic building for the County. Mr. Gay stated that we have to stop the water intrusion and there has been some flooding in the basement and water in the elevator shaft. Mr. Gay stated he is about 90% sure it is groundwater backing up in the storm water drain and that also needs to be addressed. Asst. Administrator Cole stated that maintenance did have Roto Rooter go out and clear them, but it is a temporary fix. Commissioner Collins stated it could be water from the gutters getting into the basement. Vice Chairman Worsley stated it could be if, butts, candy, or nuts, and let's get somebody out to figure out what it really is. Vice Chairman Worsley asked if the Board needed to reject the bids. Mr. Gay stated to keep the bids open until the engineer tells them what because he believes the scope of work will increase, and at that time the Board could reject those bids. A motion was made by Commissioner Collins to approve the birds' eye view flyover of the Courthouse, not to exceed \$200.00. This was seconded by Vice Chairman Worsley. All were in favor.

4. Discussion of Moratorium for Sec. 32-21 - Waiver to Animal Limitations

Assistant Administrator Cole stated that the Board approved this moratorium to allow staff time to review the Waiver to Animal Limitations. Asst. Administrator Cole stated that the staff had time to speak with the State of Georgia, to check on their limitations and recommendations. Asst. Administrator Cole stated that staff had added Section D. and Section E. and stated it adds limitations to the waiver based on the weight limit of the dogs and the size of the parcel. Asst. Administrator Cole stated that the larger the dog, the fewer of them, and the smaller the dog, they can have a few more. Asst. Administrator Cole stated this is being added to the Ordinance for the Board to consider. Director Sharpe stated the chart is based on acreage as well as the size of dogs by age, according to what the state says is an adult dog. Director Sharpe stated this would give more consistency when people come in asking for limitations on kennels and breeding and allow the Board a more consistent vote when it comes to the size of the lot. Chairman King asked if this was guided more towards breeders and how many litters and not just individuals. Director Sharpe stated this is for kennels, breeders, and pet dealers. Commissioner Plant asked if this was tied in with state regulations. Director Sharpe stated that it was. Mr. Gay stated that one of the things he discussed with Director Sharpe is that the current ordinance is written more around individual dog owners and believes the chart they have developed is good. Mr. Gay stated his opinion is that rather than putting the chart in, use it as a guide and if someone comes in for a kennel, to use the chart as a guide and make it a condition of the zoning, as opposed to a chart that automatically has to be gone by. Mr. Gay stated there are a lot of factors that go into it as far as the layout of individual properties. A motion was made to extend the moratorium for Sec. 32-21 - Waiver to Animal Limitations for 90 days from August 14, 2024, to expire on November 12, 2024. The motion was seconded by Commissioner Collins. All were in favor.

XIII. NEW BUSINESS

1. Request from Wargo's Pumpkin Patch to temporarily close Johnson Road beginning September 21, 2024, until November 3, 2024, for the times requested.

County Clerk Allyson Stephens stated this is a request that is made yearly for the closure of Johnson Road, beginning September 21, 2024, until November 3, 2024, during the operating hours for Wargo's Pumpkin Patch. Clerk Stephens stated the times requested are Monday through Friday from 8:00 a.m. until 12:00 p.m., Saturdays from 9:00 a.m. until 6:00 p.m., and Sundays from 1:00 p.m. until 6:00 p.m. Chairman King asked if they would put out their own

barricades. Mr. Gay stated they would. Vice Chairman asked if this would be advertised in the paper. Mr. Gay stated that we could put it on the County website as well as run an ad in the paper to notify of the closing. A motion was made by Commissioner Plant for the temporary closure of Johnson Road beginning September 21, 2024, until November 3, 2024, Monday through Friday from 8:00 a.m. until 12:00 p.m. Saturdays from 9:00 a.m. until 6:00 p.m., and Sundays from 1:00 p.m. until 6:00 p.m. The motion was seconded by Vice Chairman Worsley. All were in favor.

2. TSPLOST Spending Recommendation

Finance Director Gorton presented the Board with an action paper and details on the amount spent on gravel since January 2024. Director Gorton explained that the amount spent on gravel since January 2024 has been \$579,256.08. Director Gorton stated \$477,872.64 was paid to Thompson Trucking and \$101,388.44 was paid to RKO. Director Gorton stated in the past 6 weeks \$156,000 to \$157,000 has been spent on gravel. Director Gorton stated that the monthly allocation is roughly \$133,000 - \$140,000. Director Gorton stated that the monthly allocation is being spent on gravel. Director Gorton stated that Finance recommends finishing up outstanding projects and seeing where TSPLOST is at with the commitments, as it will take 2-3 months to build back up the surplus. Director Gorton stated that the patching by ton will be coming up, which is also being paid out of TSPLOST. Finance Director Gorton stated that he is not stating to not gravel a road if it needs it, as he will get it paid. Mr. Gay stated that Director Gorton is not speaking of routine maintenance, just the actual reworking of the road, which he feels has been a good program. Vice Chairman Worsley stated that he was under the impression that the money coming for the gravel projects was from the interest earned in the other accounts. Director Gorton stated no that TSPLOST is the only one that can be used for graveling, which is roughly about \$10,000 to \$15,000 per month in interest. Director Gorton stated that the General Fund interest can only be used on Operating and Maintenance of the General Fund. Mr. Gay stated that there were additional dollars in TSPLOST and there still are dollars in TSPLOST, and this is just a cash flow concern. Director Gorton stated that if all three of the commitments came in at the same time, the account would be \$200,000 short, and he would like to get TSPLOST back into a surplus to meet those commitments. Commissioner Collins stated that his only concern is that the companies are doing a good job, but maybe putting too much gravel on some of the roads. Commissioner Collins stated some of the gravel is so thick, you can't drive on the road. Commissioner Collins stated he went out yesterday and saw two crews pulling the ditches, not putting any gravel on the road, but it seems like to him when they do it, they need to grade the roads right and put down a small amount of gravel, so it works in with the dirt. Commissioner Collins stated that now it seems that all the gravel has been used up on certain roads, and if it were to start raining, it would be the same mess again. Discussion ensued and Finance Director Gorton is just asking for a pause until funds build back up, however if a road really needs it, they can take care of it out of SPLOST or TSPLOST. Director Gorton also confirmed that in order to use TSPLOST funds, the company has to gravel the road. There was no vote taken.

3. E-911 Confirmation Expenditure for FY24 and allow the Chair to Sign

Finance Director Gorton stated that this was something he was not aware of that had to be done. Director Gorton stated he submitted the audit report to the Department of Audits and Accounts (DOAA) and there were two items requiring a corrective action plan. Director Gorton stated that he has one and has to write one and this is the E-911 Confirmation of Expenditures with the

Chair to sign. Director Gorton stated this is a required document for the state confirming that the numbers are accurate and true to the best of his knowledge of what the County spent on E-911. Vice Chairman Worsley asked how those numbers lined up for the budget for E-911. Director Gorton explained that, per the last page of the document, E-911 is actually in the General Fund, but is allocated to Special Revenue Fund 215 for E-911 expenditures. Director Gorton stated to the best of his knowledge they were under budget last year and he is scheduled to go over the budget at E-911 later today with Director Jones. Vice Chairman Worsley stated that the real intent of his question was for the uniformity and concisement of their budget, the line items filled out and being reported, how they coincide with each line item that was budgeted. Director Gorton stated it is on the last page of the report and was what was reported to the auditors on Fund 215, is what was reported to the auditors. Director Gorton stated those are the numbers on the worksheet based off of the Georgia code. A motion was made by Commissioner Plant and seconded by Commissioner Collins to accept the E-911 Confirmation Expenditure for FY24 and allow the Chair to sign. All were in favor.

4. Discussion of Ordinance Change for Regular Meeting Times

Mr. Gay stated that in the Meriwether County Code of Ordinances, Chapter 2, establishes the Meriwether County Commissioners Regular Meetings on the 2nd Wednesday at 9:00 a.m. and the 4th Tuesday, at 6:00 p.m., each month and staff has been asked to look at changing the first meeting of the month from a 9:00 a.m. meeting to a 6:00 p.m. meeting as well. Mr. Gay stated to change that, will require an amendment in the Ordinance to establish the new time and date. Mr. Gay stated the current morning meeting is on a Wednesday. Mr. Gay stated that we would like to make sure that the new time will not become a conflict for the attorneys. There was discussion on the dates and times. The Board came to a consensus of looking at the meetings being on the 1st Monday at 6:00 p.m. and the 4th Tuesday at 6:00 p.m. for their Regular Meetings. This was to become effective on October 7, 2024.

5. Set Public Hearing on August 27, 2024, at 5:30 p.m. to set the 2024 Millage Rate and Approve the 5-Year History of Levy - Meriwether County Tax Digest.

Mr. Gay stated that presented to the Board was the notice that was sent to the paper, as well as the 5-year history of levy. Mr. Gay stated that we are looking to reduce the millage rate from 12.73 mills to 12.486 mills. Mr. Gay stated that with the growth in the digest, there will still be around a 9.77% increase in revenue. Mr. Gay stated that would be around an \$800,000 dollar increase in revenue from new growth. Mr. Gay explained that if the Board were to increase the rollback rate, there would need to be three public hearings to inform the public of increasing taxes. Mr. Gay stated that is not the recommendation and one meeting is needed. Mr. Gay explained that the Tax Commissioner will need all the forms to be able to submit the digest before September 1st. Vice Chairman Worsley asked if the Board would have the School Board's millage rate on hand. Mr. Gay stated that the Board will have that because, in essence, the Board of Commissioners will have to approve that. Vice Chairman Worsley stated that with all the questions going on with the property tax, he would like to make sure citizens remember that the citizens received a rollback from the Governor last year and that is not happening. Vice Chairman Worsley stated the impact of the School Board's millage rate is greater than the impact of the County's millage rate. Chairman King asked if Mr. Gay knew what the School Board was going to do. Mr. Gay stated they will take the rollback rate as well. Mr. Gay explained that Meriwether County has a float exemption and explained if a property is homesteaded and the value goes up, so does the exemption, keeping the taxes about the same. Vice Chairman Worsley asked Mr. Gay to explain

that for the citizens as there was a huge misunderstanding regarding the float exemption. Mr. Gay stated that a referendum was passed by the citizens and there are three jurisdictions in the State of Georgia that have the float exemption. Those are Meriwether, Carroll, and Muscogee/Columbus. Mr. Gay explained the float exemption freezes the value of the property. If it is homestead property, then the property value is frozen. Mr. Gay stated if the property value goes up from the market standpoint, the exemption also goes up to offset that, resulting in paying around the same thing. Mr. Gay stated the entire state tax program was predicated on equal and fair, which this basically does away with that, and equity doesn't matter. Mr. Gay stated that you still have the appraisals that are consistent, but the tax collecting ability has changed. Mr. Gay stated that if he lived in his home in a subdivision for 15 years, the County Attorney buys a home next to him, and applies for homestead. Mr. Gay stated that at the time he purchased his home the value may have been \$100,000, but now, it may be \$200,000. Mr. Gay stated that when Mr. Lee gets his assessment, it will say \$200,000, but Mr. Gay stated he as a long time homeowner would only be taxed on 40% of \$100,000. Mr. Gay stated that until it changes ownership or is sold it doesn't change. Mr. Gay stated it hurts the County in a number of ways, as they can't take advantage of any inflationary growth, and while it sounds good on paper, it really doesn't allow the County to see the true market value. Vice Chairman Worsley clarified that this was brought before the voters in the 80s and the citizens of the County voted to approve and the only way it can be changed is for it to be put back on the ballot and the citizens of the County vote to remove it. Mr. Gay stated that it is correct, or it be challenged in court and found unconstitutional, and it has been challenged in Muscogee/Columbus and was upheld. Commissioner Collins asked if the new House Bill would change this. Mr. Gay stated that he put information in the packet for the Board and the new House Bill that freezes the increases to 3%. Mr. Gay stated that the reality is with Meriwether doing the float exemption, Commissioners can make the choice to keep that float. Mr. Gay stated he doesn't believe that can be taken away unless the Bill gives the citizens a better deal, and he doesn't believe it does so. Vice Chairman Worsley asked if there was a reassessment done on his home every year or every three years, because of the float exemption, if his taxes would change. Mr. Gay stated no. Vice Chairman Worsley stated that he wanted to make sure this was on public record for the people that are concerned about this and constantly commenting will hopefully listen and read, and it will answer some questions for them. Vice Chairman Worsley stated that he is not saying whether either side is fair or right or wrong, the information is needed to make educated opinions. Commissioner Collins explained that if you have land in CUVA, the land value can increase, but the taxes cannot go up more than 3% on the land. A motion was made by Vice Chairman Worsley and seconded by Commissioner Collins to set a Public Hearing on August 27th, 2024, at 5:30 p.m. to set the 2024 Millage Rate and Approve the 5-Year History of Levy for the Meriwether County Tax Digest. All were in favor.

6. User Agreement - Football Field, Flint River Academy

Mr. Gay explained this was for the Recreation Department to use the football field at Flint River for their recreational football games. Mr. Gay stated that some verbiage was changed and this was only to be used for certain dates and times. Chairman King stated that this came to be due to not knowing what the School Board's decision would be for the school in Woodbury and making sure the recreation department had somewhere for the kids to play. Vice Chairman Worsley asked what the cost of the agreement was. Mr. Gay stated it was \$1,200 for the games. A motion was made by Commissioner Plant and seconded by Commissioner Collins to enter the User Agreement for the football field at Flint River Academy. All were in favor.

XIV. REPORT FROM COUNTY ADMINISTRATOR

Mr. Theron Gay, Special Projects: Mr. Gay stated that the County received information from the City of Grantville regarding some annexations that took place two years ago. Mr. Gay stated that Grantville either thought they didn't get the paperwork out or wasn't sure. Mr. Gay stated this is a parcel of property that has no road frontage on it and there is no action to take, but wanted the Board to know about it and will make sure the Assessors' office knows it is in Grantville and is coded as such. Mr. Gay stated this is really just a notification. Vice Chairman Worsley asked if the County would still collect taxes on the property. Mr. Gay stated they would and the City of Grantville would also collect some taxes. Mr. Gay stated it doesn't impact the County's taxes at all. Mr. Gay stated he attended the IDA meeting and worked on the Millage Rate and went through taking the time to help staff understand how to make those calculations. Mr. Gay stated that a new RFP was issued for the Access Road at the Industrial Park and the bids are out for the three culverts and a bridge. Mr. Gay stated that Piedmont Paving is working to get an estimate on the dollar amount to start the patching program. Mr. Gay stated there would be some Executive items for Real Estate and Personnel.

Mr. Blue Cole, Assistant County Administrator: Asst. Administrator Cole stated he was able to attend all the authority meetings for the month and there is good progress being made, and he was happy to participate. Asst. Administrator Cole stated he has spent most of the last two weeks working on the immediate environmental needs inside the Courthouse. Asst. Administrator Cole stated groundwater was infiltrating as well as water coming from the ceilings and a local company was able to come in and put in dehumidifiers and air scrubbers. Asst. Administrator Cole stated it had made a tremendous difference, and he was appreciative of the Clerk. Asst. Administrator Cole stated he attended the first day of school opening at Unity Elementary and talked with West Georgia Tech several times regarding the building. Asst. Administrator Cole stated that there has been requests to do work on private drives and through research it has been determined the roads are private. Public Works doesn't do work on private drives. Asst. Administrator Cole stated he has reached out to USDA Rural Development about community facilities funds to have a conversation about building a new jail and there is a pavement preservation demonstration going on in the next week or so in Fayette County, and he will try to attend that. Asst. Administrator Cole stated he had a meeting with the building of the first data center in Meriwether County, to his knowledge, that will be built in Gay off of Hwy 85, and there are a couple of work authorizations for the Chairman to sign for PPI for the KB Autosys driveway. Asst. Administrator Cole stated they need a geotechnical engineer to help the County with the turn lane. Asst. Administrator Cole stated that all the rain and the bad soil have caused them a little bit of a problem. Asst. Administrator Cole stated that there is also a work authorization for the Chairman to sign from Penco for the work that has been done at the Courthouse over the last couple of weeks.

Allyson Stephens, County Clerk: Clerk Stephens announced the invitation from the Southern Rivers Board of Directors to their 87th annual members meeting on Saturday, August 24th, 2024, starting at 8:30 a.m. at the Lamar County Fine Arts Center in Barnesville. Clerk Stephens also made the Board aware of Lunch on the Lawn on September 11th, 2024, from 11:00 a.m. to 1:00 p.m. on the campus lawn of Warm Springs Medical Center, to honor First Responders and Public Service Workers.

XV. REPORT FROM COUNTY COMMISSIONERS

Commissioner Emmett Collins: Commissioner Collins thanked all the staff and employees for the work they are doing to keep the County moving forward.

Commissioner Rosla Plant: Commissioner Plant stated that on August 1, 2024, she attended the ribbon cutting for a new business in downtown Greenville, Prosperity Real Estate, and stated it was a welcome opportunity to have a new business in town. Commissioner Plant stated that in the Airport Authority Meeting it was announced that there would be a ceremony to recognize a Civil Air Patrol Congressional Gold Medal recipient. Commissioner Plant stated it would be for Eleanor Bryant Walker and the reception will be September 28, 2024, from 2:00 p.m. until 4:00 p.m. at the blue hangar at the airport. Commissioner Plant stated that Ms. Walker's daughter will be on hand to accept the award. Commissioner Plant stated she felt this would bring recognition to the County and, because it is a Gold Medal Congressional honor, she would like to invite the public to participate.

Vice Chairman Adam Worsley: Vice Chairman Worsley stated he is getting a lot of good feedback for work being done on the roads and thanked everyone for that and their continued efforts to drive the County forward.

Chairman Gene King: Chairman King stated that he is getting a lot of good feedback and texts from citizens regarding the work being done on the roads. Chairman King stated that he is getting calls about the grass being 3 feet tall at the fire stations and doesn't know if we can get a local lawn care service to address the grass at the fire station twice a month. Chairman King stated that he would like to see something get done as it represents the county when citizens drive by and see the buildings neglected and the grass growing. Chairman King asked whatever could be done, to please look into that. There was discussion about getting a contractor to get a company to come out and cut the grass. Chairman King thanked everyone for what they have been doing.

XVI. REPORT FROM COUNTY ATTORNEY

County Attorney Nathan Lee stated that if the Board recalled, Calandra Tenney filed a lawsuit against Tax Commissioner Cruse, claiming she was wrongfully holding office. Attorney Lee stated that he tried that case last week and won. County Attorney Lee congratulated Mrs. Cruse.

XVII. EXECUTIVE SESSION

A motion was made by Commissioner Plant a seconded by Commissioner Collins to go into Executive Session at 10:19 a.m. for Real Estate and Personnel. All were in favor. A motion was made by Vice Chairman Worsley and seconded by Commissioner Plant to go out of the Executive Session at 12:11 p.m. All were in favor. A motion was made by Commissioner Plant and seconded by Commissioner Collins to go back into Regular Session at 12:14 p.m. All were in favor. There was no action taken in the Executive Session.

A motion was made by Vice Chairman Worsley to release the tax debt on Parcel 108 002 002, as the property was relinquished back to the County. The motion was seconded by Commissioner Collins. All were in favor.

XVIII. FUTURE MEETINGS & NOTICES

Future Meetings were announced by Chairman King prior to the Executive Session.

XIX. ADJOURNMENT

With no further discussion, a motion was made by Vice Chairman Worsley and seconded by Commissioner Collins to adjourn the meeting at 12:15 p.m. All were in favor.

Approved by:

Majority Vote of the Board of Commissioners

Attest:

Alyson L. Stephens, County Clerk

Date:

August 27, 2024