

AGENDA
MERIWETHER COUNTY BOARD OF COMMISSIONERS
FEBRUARY 9, 2026
6:00 PM

I. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND OTHER ELECTRONIC DEVICES.

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. ADOPT AGENDA

V. PRESENTATIONS

VI. FINANCE REPORT

VII. DEPARTMENT HEADS

VIII. CITIZEN COMMENT

Speakers must contact the County Clerk at a.stephens@meriwethercountyga.gov or 706-672-3460 on or before the dates and times listed below in order to be placed on the Agenda to speak. Speakers must provide their name, address, and topic they wish to discuss.

- For the 2nd Monday of the month 6:00 p.m. meeting – Speakers must e-mail or call before 5:00 p.m. on the day of the scheduled meeting.

- For the 4th Tuesday of the month 6:00 p.m. meeting – Speakers must e-mail or call before 5:00 p.m. on the day of the scheduled meeting.

Speakers must direct their remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of Commissioners. No questions will be asked by any of the Commissioners during Citizen Comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once unless the Board votes to suspend this rule.

IX. MINUTES

1. Minutes, January 27, 2026, Regular Meeting at 6:00 p.m.

X. PUBLIC HEARING

1. Case #PC25-14 - Request from James Flournoy located at 140 Sheri Lynn Lane, Parcel #074-02, for the special use of three lots in his manufactured home park to allow for recreational vehicles. *(This was tabled from the January 27, 2026, Regular Meeting).*

XI. APPOINTMENTS

1. Appointment to the Lake Meriwether Advisory Board, District 2. This is a 2-year term that will expire on January 28, 2028. *(This was tabled from the January 27, 2026, Regular Meeting).*
2. Appointment to the Three Rivers RDC Board. This is a one-year appointment that will expire on December 31, 2026. *This is a Board appointment.*

XII. UNFINISHED BUSINESS

1. Consideration of Engineering Services for the Administration of the 2026 LMIG Bid Process. *(This was tabled at the January 27, 2026, Regular Meeting).*

XIII. NEW BUSINESS

1. Set Work Session for 2026 Goals and Objectives
2. Consideration and Approval of a Grant Study
3. Approval of Roads Proposed for In-House Paving – Director Brian Griffith
4. Consideration of Additional Funding for Road Paving
5. Consideration and Approval of Change Order #1 – Courthouse Roof Project
6. Consideration and Approval of Change Order #2 – Courthouse Roof Project

XIV. REPORT FROM COUNTY ADMINISTRATOR

XV. REPORT FROM COUNTY COMMISSIONERS

XVI. REPORT FROM COUNTY ATTORNEY

XVII. FUTURE MEETINGS & NOTICES

1. Closed in Observance of President's Day on Monday, February 16, 2026
2. Tuesday, February 24, 2026, Regular Meeting at 6:00 p.m.
3. Monday, March 9, 2026, Regular Meeting at 6:00 p.m.
4. Tuesday, March 24, 2026, Regular Meeting at 6:00 p.m.

XVIII. EXECUTIVE SESSION

1. Litigation
2. Personnel
3. Real Estate
4. Tax Matters

XIX. ADJOURNMENT

Meriwether County BOC is inviting you to a scheduled Zoom meeting.

Topic: Meriwether County BOC Reg. Meeting

Time: Feb 9, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88178875244?pwd=SFyfphnnyHvzijUrQsNuVGBnX8cByH.1>

Meeting ID: 881 7887 5244

Passcode: 419337

To: Board of Commissioners

From: Allyson Stephens, County Clerk

Subject: Public Hearing PC25-14

Date: 1/9/2026

Commissioners,

The applicant is requesting a Special Use Permit to allow RV parking on three (3) lots within an existing manufactured home park located at 140 Sheri Lynn Lane.

The Planning Commission reviewed the request and recommended denial at its November 17, 2025 meeting.

County staff reviewed the request and identified conditions that could be applied if the Board chooses to approve the permit, including limits on length of stay, required vacancy periods, reporting requirements, and no permanent structures.

Following the public hearing, the Board may approve with conditions, deny the request, or table the item for additional information.

Master List Boards and Authorities

District	ACCG Legislative Coordinator	
	Jennifer Snelson	1/1/2027

One year term appt. by BOCC

District	Airport Authority	
1	Mike Watson	31-Oct-28
2	Bobby Gordon	31-Oct-30
3	Douglas Pyles	31-Oct-29
4	Paul Harmon	31-Oct-26
5	Alfred "Buster" McCoy	31-Oct-27

Five Year Term

2nd Monday at 10:00 a.m. at Admin. Bldg.

District	Board of Assessors	
	Greg Hobbs	31-Dec-28
	Robert Phillips	31-Dec-27
	Cheryl Roberts	31-Dec-26

Three Year Term (chg. Frm 6 to 3 March 9, 2011)

Jan-Sept mtgs. 1st Thurs 9:00 am, 3rd Thurs. 9:00 am

Oct.-Dec mtgs. 1st Thurs. 9:00 am

District	Board of Elections	
	David Caldwell	31-Dec-29
	Mark A. Spradlin	31-Dec-29
	Mary McGill	31-Dec-27

Four Year Term

1st Thursday 12:00 Election Office

District	BOARD OF HEALTH		
	Bryan Threadgill	term of office	appt. on 1-14-15
	Renee Smith	12/31/2029	
	Alma Cox	12/31/2029	
	Dr. Victor Lambert	12/31/2029	
Six Year Term except Commissioner is term of office			
mtgs. Quarterly			
Below are not appointments of the BOCC			
	Hannah Flynn, Chair appt by Manchester		
	Judy Taylor Foster Pike Councilmember Manchester		
	Dr. Al. Griffin		

District	CAFI	
	Allyson Stephens	1/1/2027

1 Yr Term

District	DFACS	
1	Margaret Wimbish	30-Jun-29
2	Thom Canning-Skinner	30-Jun-26
3	Kay Williamson	30-Jun-30
4	Beth Neely-Hadley	30-Jun-28

5	Kelly Stephens	30-Jun-27
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Five year term

mtgs. Every other 3rd Tuesday closed mtgs.

Hospital Authority		
	Dr. Bob Patterson, Chariman	10-Mar-28
Not by	Dr. Allan Moore, Vice Chairman	10-Mar-28
District	Jim Mabon, Secretary Treasurer	10-Mar-28
	Rusti Houston	7-Feb-30
	Dr. Victor Lambert	10-Mar-28
	Quardez Warrior	7-Feb-30

**Seven Year Term Hospital provides Co. with Board member request
no fixed meeting date only when there is something to act upon**

District	Industrial Development Authority	
1	Mary Bray	9-Jan-29
2	Wanda Sims	9-Jan-28
3	Alan Parham	20-Jan-27
4	Danny Hosey	8-Jan-28
5	Rosla Plant	24-Jan-27

Four Year Term

mtgs. 2nd Monday 4:00pm

District	Joint Development Board of MC & City of Hogansville	
1	Mary Bray	Vacant
2	Wanda Sims	Vacant
3	Alan Parham	Jimmy Russell
4	Danny Hosey	Pat Williams
5	Rosla Plant	George Bailey
		John McKibben

IDA members also serve on this Board and are

reappointed yearly at their 1st mtg. in Oct. **Board meets quarterly**

District	Lake Meriwether	
Advisory Board		
1	Chuck Bell	1/28/2027
2		1/28/2028
3	David Williamson	1/28/2027
4	Robin Wilkinson	1/28/2028
5	Danny Stephens	1/28/2027
Comm. 1 yr. term	Emmett Collins	1/28/2027
City of Woodbury		1/28/2027

2 Yr. Term Mtgs. 1st Tues. 6:00 pm at Lk. Meriwether

started staggered terms 1-28-20

after stagger terms all will be 2-yr. terms except for Comm & Cty of Woodbury

District	Landbank Authority	
appt by BOCC	Bryan Threadgill	12/31/2029
appt by BOCC	Adam Worsley	12/31/2029
appt by BOE	Bradley Smith	12/31/2024
appt by Manchester	Mark Trimble	12/31/2027
appt by Manchester	Anthony Clifton	12/31/2027

2 members MC initial 2 year term, 1 member BOE 1 year term

2 members City of Manchester initial 4-yr. term.

All reappointments after initial staggered term are 4-years

District	Library Board	
	Jamie Smith	30-Jun-28
	Angie Shirah	30-Jun-26

Three year term

District	Meriwether CO. EMA	
	Brin Jones	appointed 6-10-2020

2nd Thurs of mo., location rotates

District	Pathways Community Service Board	
	Jennifer Lori Jones	30-Jun-28
		Mi

Three Year Term

District	Planning Commission	
1	Patrick Dell	5-Jan-29
2	James Howard	5-Jan-27
3	John Funderburk	5-Jan-31
4	Bethy Hadley	5-Jan-30
5	Brad Jordan	5-Jan-28

Five Year Term

mtgs. 4th Monday 6:00 pm, chg to Jan. because of Ord.

District	Public Facilities Authority	
	Larry Dunaway	31-Dec-26
	Robin Wilkinson	31-Dec-27
	Alfred "Buster" McCoy	31-Dec-28

Three Year Term

District	RECREATION ADVISORY BOARD		
1	Martine Foster	2 yr term	District 1
2	Shannon Snyder	1 yr term	District 2
3	Josephus Favors	2 yr term	District 3
4	Michael Sharpe	1 yr term	District 4
5	Vic Dowis	2 yr. term	District 5

Two year term that st will start with staggered terms.

Waiting on Meeting Dates to be established.

Districts 1,3, and 5 will serve 2 year terms starting July 1, 2025.

District 2 and District 4 will serve one year terms starting July 1, 2025

District	Region IV EMS Council	
	Danny Stephens	30-Jun-28
	Christie Grice	30-Jun-27

Three Year Term (chg. To 3-yr term from 2 yr. term in 2022)

chgd. To 6-30 appt. date per Region IV schedule

District	Region Six Dept. of Behavioral Health & Development Disabilities Board	
5	Bryan Threadgill	30-Jun-26

3 yr Term runs 7-1 / 6-30

District	Three Rivers RDC Board	
	Adam Worsley, Chairman	
	Faye Perdue	31-Dec-26

mtgs. Every other mo. 4th Thurs. 2:00pm at Turin Town Hall

one year term for non-public member

District	Two Rivers RC&D	
	John Gorton	12/31/2026
	Emmett Collins	12/31/2026

One Year Term - meets 1x yr. 2nd Monday in September

District	Water & Sewer Authority	
1	Tracy Thigpen	12/31/2026
2	Larry Dunaway	12/31/2028
3	Kenneth Murphy	12/31/2026
4	Bill Rollins	12/31/2028
5	Cody Crooks	12/31/2028

Four Year Term

1st Thursday of the month at 4:30

District	West Central GA Broadband	
	Joint Development Authority	
	Jennifer Snelson	4/17/2028
	Carolyn McKinley	4/17/2029
	Four year term	

See WCG Broadband spreadsheet under Master Contact list

District	Zoning Board of Appeals	
	Linda Wilburn	5-Jan-27
	Mike Womack	5-Jan-28
	Vivian Smith	5-Jan-29

Three Year Term

Meets only when there is an appeal

To: Board of Commissioners

From: 
John Gorton, County Administrator

Subject: Consideration of Engineering Services for the Administration of the 2026 LMIG Process.

Date: 02/06/2026

Commissioners,

EMC Engineering Services, Inc. has submitted a proposal in the amount of \$62,810 to administer the 2026 LMIG process, which is estimated at \$1,675,000. Chris Brazell of EMC Engineering Services, Inc. is in attendance to review the proposal and answer any questions.

Approval of this item will require execution of the agreement by the Chair or Vice Chair.

BOARD OF COMMISSIONERS

Chairman Emmett Collins, District 3
Vice-Chairman Jennifer Snelson, District 2
Commissioner Gene King, District 1
Commissioner Bryan Threadgill, District 4
Commissioner Adam Worsley, District 5
County Administrator, John Gorton
Allyson L. Stephens, County Clerk
Nathan T. Lee, Attorney

To: Board of Commissioners

From:  John Gorton, County Administrator

Subject: Set Work Session for 2026 Goals and Objectives

Date: 02/06/2026

Commissioners,

Staff is requesting that the Board of Commissioners schedule a Work Session to discuss the County's 2026 Goals and Objectives. Participants would include department heads from Public Works, the Animal Shelter, E911, Recreation, Finance, and Administration.

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To: Board of Commissioners
From: 
John Gorton, County Administrator
Subject: Consideration and Approval of a Grant Study
Date: 02/06/2026

Commissioners,

A meeting was held on Monday, February 2, 2026, with Ms. Tara Coe, myself, Chairman Collins, and Vice Chairman Snelson, during which Ms. Coe discussed grant-writing services for the County and is preparing a proposal to pursue grant opportunities on the County's behalf. Ms. Coe advised that an initial study would be required to assess the County's demographics and identify eligible grant opportunities. This study would also support the Finance Department's efforts in applying for the GFOA Award for Excellence in Government Finance.

The study would be funded through a grant, and no County funds are anticipated to be used. Ms. Coe's services would likewise be funded through the grant. Should County funds become necessary, the item would be brought back before the Board for consideration.

Staff recommends approval for Ms. Coe to apply for the grant to complete the study and authorization for the Chair or Vice Chair to execute the grant paperwork prior to submission.

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To: Board of Commissioners
From:  John Gorton, County Administrator
Subject: Approval of Roads Proposed for In-House Paving – Director Brian Griffith
Date: 02/06/2026

Commissioners,

Brian Griffith has prepared a list of roads for consideration for in-house paving, consisting of 20 roads across all five districts. The total project mileage is 8.98 miles, with an estimated cost of \$1,088,903, to be funded through TSPLOST. If approved, the Finance Department will bring a budget amendment before the Board at the next meeting to appropriate the funds for expense tracking.



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To: Board of Commissioners
From: 
John Gorton, County Administrator
Subject: Consideration of Additional Funding for Road Paving
Date: 02/06/2026

Commissioners,

Staff has been asked to research whether the County could feasibly provide an additional \$1,000,000 toward the road paving project. Funding options will be presented at the meeting and may include use of the General Fund, advancing funds to TSPLOST to be reimbursed within one year through monthly TSPLOST allocations, or determining whether the General Fund could support the full amount independently.

It should also be noted that EMC charges a 3.5% administrative fee on the LMIG project, which would result in an additional cost of approximately \$35,000 to oversee the expanded scope of work.

To: Board of Commissioners

From: 
John Gorton, County Administrator

Subject: Consideration and Approval of Change Order #1 – Courthouse Roof Project

Date: 02/06/2026

Commissioners,

River City Contracting, Inc. has submitted Change Order No. 1 for the Courthouse Roof project, reflecting a change in roof type from a TPO coating to a metal roof. This change results in a cost savings of \$25,000.

Approval of the change order is required for the alternative roof selection, and the AIA Document will require the signature of Commissioner Worsley, who was serving as Chairman at the time the change order was issued. The change order to a dark bronze roofing will need to be signed by the Chair or Vice Chair.

To: Board of Commissioners
From:  John Gorton, County Administrator
Subject: Consideration and Approval of Change Order #2 – Courthouse Roof Project
Date: 02/06/2026

Commissioners,

River City Contracting, Inc. has submitted Change Order No. 2 for the Courthouse Roof project, which removes the 4-inch base layer of insulation at the roof gutter and changes the coping from premanufactured 0.50 aluminum to shop-formed coping. This modification results in cost savings of \$7,200.

Approval of the change order is required for the revised scope of work and will require execution by the Chair or Vice Chair.