

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS
February 23, 2021

This meeting was held by Zoom due to COVID-19 for the public with Board Members and County Staff attending in Person

Commissioners Present: Chairman Bryan Threadgill, Vice Chairman Alfred McCoy, Commissioner Shirley Hines, Commissioner Rosla Plant and Commissioner Beth Neely-Hadley
Staff Present: County Administrator Theron Gay, County Clerk Beverly Thomas, Finance Director Bill Gregory, and County Attorney Michael Hill (Attorney Hill participated on Zoom)

I. CALL TO ORDER – Chairman Threadgill called the meeting to order at 6:00 p.m.

INVOCATION – Commissioner Neely-Hadley

PLEDGE OF ALLEGIANCE

II. ADOPT AGENDA

Motion was made by Beth Neely-Hadley and seconded by Rosla Plant to adopt the Agenda. All were in favor.

III MINUTES

Vice Chairman McCoy made a motion to approve the minutes from the February 10, 2021 Regular Meeting with the following correction under his report to County Commissioners. The word Lakeside Restaurant should be changed to Riverside Restaurant. Shirley Hines seconded the motion, and all were in favor.

IV. MUNICIPAL COMMENTS

Mayor Steve Ledbetter of Woodbury thanked Administrator Gay and staff for putting together the updated Service Delivery Strategy. The City of Woodbury did not have the word “grant” included in the Service Delivery Strategy and needs that in the Service Delivery Strategy to apply for grants needed for Woodbury.

Mayor Ledbetter stated the City had progressed an idea and needs input and guidance from the County and Board of Education on working together to use the George E. Washington Elementary School as a AgTech Innovation Center. There was a meeting on February 22, 2021 in which 28 people attended to determine the viability of the idea. Those in attendance spoke of their support from a local and regional perspective. David Nuckolls, Executive Director of Georgia Centers of Innovation, spoke with Mayor Ledbetter in early February to discuss the progress of Woodbury, including the challenges it faces. They also discussed repurposing the closed Elementary School as the Meriwether County AgTech Center of Innovation (MACI). After that call, Woodbury began to share the idea for an AgTech Innovation Center. Feedback being received stems from Woodbury’s access to high-speed internet in which their models has spread across the State. With high-speed internet, rural communities are seeing a direct impact which aligns with the State’s effort to expand rural broadband, specifically within the communities and agribusinesses. Mayor Ledbetter stated the project supports the initiatives that align with our Joint Meriwether County Comprehensive Plan and provided some specifics through Economic Development and Tourism. Mayor Ledbetter feels the 80K Square foot building would create a space for a public/private partnership for collaboration to strengthen and enhance the extension and research components and create an Agriculture Workforce Development Program. The discussion with agribusiness experts locally, and at the State level indicates the opening of an innovation center would satisfy another comprehensive objective, specifically “Jobs and Economy”. The George E. Washington Elementary School is sitting empty and the property is located within two blocks of historic downtown Woodbury on Main Street. Main Street is an easily accessible drive from Atlanta, Columbus, Macon, and LaGrange. Many people travel this road daily and the building’s visibility would increase economic

development within the county and across the region. The initial employment projections for the center are estimate at 100 with ancillary jobs in support of the center estimated at another 15-20. Following the February 22, 2021 meeting, a steering committee was created, and they will determine how the center would be organized, staffed, and funded. The funding research will include grants, donations, and endowments. The steering committee is working to determine whether the City should pursue an immediate grant opportunity for \$250K with an application submittal date of March 8, 2021. They have been encouraged to apply for the grant and through conversations with the Steering Committee and Dr. Al Griffin from the Meriwether County Board of Education, it was determined outside support was needed to make application for this grant. Jessica Taylor from Azimuth Grants is willing to support the grant application through a contract at a cost of \$7,500. The Countywide team would need to find funds to pursue this grant and work quickly to meet this year's deadline. Mayor Ledbetter asked the Board the following questions: 1. Do you believe this is a viable option for our County to pursue. 2. Will you actively support the work. 3. Will the County consider a partnership to make application for grants and other funding options. Chairman Threadgill thanked Mayor Ledbetter. Commissioner Hines stated this had been shared with her several times and it was a positive move for the County. Commissioners concurred with working forward.

V. CONSTITUTIONAL OFFICERS COMMENTS

None

VI. DEPARTMENT HEAD COMMENTS

None

VII. PUBLIC HEARING

1. Case # 06-2021 - Motion was made by Vice Chairman McCoy and seconded by Beth Neely-Hadley to go into a public hearing for Case # 06-2021. Meriwether County has requested a rezone on 72.62 acres that is owned by Meriwether County, from CIPD and PID to Industrial, LD #11, LL #104, Tax Map and Parcel #004-020, located at 6656 Lone Oak Road.

Administrator Gay stated this is an application for a County owned property. A map was provided that showed new industry coming to this location. This property had a split zoning and needs to be rezoned to an Industrial classification. Jane Fryer, IDA Director, stated Industrial is a perfect use for that property. No one else wished to speak. Motion was made by Vice Chairman McCoy and seconded by Beth Neely-Hadley to go out of the Public Hearing. All were in favor. Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to approve the rezone request. Voting in favor were Beth Neely-Hadley, Vice Chairman McCoy, Chairman Threadgill, and Shirley Hines. Rosla Plant abstained. The motion passed.

2. Case #07-2021 - Motion was made by Vice Chairman McCoy and seconded by Beth Neely-Hadley to go into a Public Hearing to hear Case #07-2021. Cathy Johnson, Director of Planning, Zoning and Community Development, stated Cathie Ousley, Administrator of the Richard Lamar Ousley Estate, requested a rezoning of 2 to 4 acres from a 64.58-acre tract from A-1 (25 acre minimum) to RD. The property is known as Tax Map & Parcel #179 009 and it is located at 6775 Cove Rd, Woodbury. The purpose of rezoning is to split the house and 2 to 4 acres out to deed to their son or sell. Existing nearby parcels include residential and agricultural parcels consisting of 2-acres in size up to hundreds of acres. The proposed parcel split will create a 2 to 4-acre parcel with a minimum of 200' of road frontage with a residence. The balance of property shall have frontage on Cove Road as well. No new drives will need to be created. The use of this property is consistent with the neighboring parcels and will not adversely affect the existing use or property values. Ms. Johnson recommended approval of the rezoning to RD for the 2 to 4 acre split. There were no comments. Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to go out of the Public Hearing. All were in favor. Motion was made by Beth Neely-

Hadley and seconded by Rosla Plant to approve the request for a rezone. All were in favor.

3. Case #08-2021 – Motion was made by Vice Chairman McCoy and seconded by Beth Neely-Hadley to go into a Public Hearing for Case #08-2021. All were in favor. Cathy Johnson, Director of Planning, Zoning and Community Development stated Ella Beasley, owns 10.08 Acres located at 5561 Rocky Mount Rd, Greenville, GA. Ms. Beasley is requesting a rezoning from RR to LDR to split property in half for each of her children to have a home. The newly created parcel in the rear of property shall have a 30' perpetual, deeded easement for access. Property is known as Tax Map & Parcel #096 016. The existing residential and agricultural parcels along Rocky Mount Rd near this tract are 1-acre in size up to hundreds of acres. The property valuations of neighboring parcels will not be adversely affected. Ms. Johnson recommended to approve the rezoning to LDR. There were no comments from the Public. Motion was made by Vice Chairman McCoy and seconded by Shirley Hines to go out of the public hearing. All were in favor. Motion was made by Vice Chairman McCoy and seconded by Shirley Hines to approve the rezoning request. All were in favor.

4. Case #09-2021 – Motion was made by Beth Neely-Hadley and seconded by Rosla Plant to go into a Public Hearing for Case #09-2021. All were in favor. Cathy Johnson, Building, Zoning, and Community Development Director, stated Kelly and Howard Cooke, owners of 26.06 total acres located at 1394 Hidden Lakes Rd., Warm Springs, GA are requesting a rezoning from RD to RR for limited agricultural use, Hobby breeder of Aussies. The majority of properties near this parcel are more than 15 acres. Other parcels through Hidden Lakes consist of larger tracts but some are 2- acres. There are parcels along Hidden Lakes Rd that have horses and there is a large cattle operation across the road. Agricultural use on this property will not affect the values of neighboring parcels and fits with the surrounding parcels due to size and use. Ms. Johnson recommended approval of the rezoning to RR. Craig Norris, of Hidden Lakes Road, spoke for the Homeowners Association. There was a vote held by the HOA and the majority voted against the rezoning for a breeding kennel. The people who live on this road are against the additional noise and traffic. Kelly Cooke stated she raises dogs and stated there would be little impact on people coming in and they would grow some shrubs to help with the noise. There are a total of 10 dogs and 5 are of age. There are 7 females. They will not have more than that. Commissioner Neely-Hadley stated she had spoke with some of the residents on that road and they want to be good neighbors but do not want to see an overall zoning change. Ms. Cooke stated in the back of the HOA agreement it says after 20-years you can make provisions and there can be changes. Ms. Cooke was asked why rezone if you are currently doing this. Ms. Cooke stated she needs this for a business license. The State requires it in order to operate in compliance with the law. This property is located at the end of Hidden Lakes and has a cattle ranch within 100' of the property. Ms. Johnson explained the acreage use and stated it could qualify for A-1 on that particular parcel and could be allowed with special use. Administrator Gay stated if you go to A-1 there is no further division of the property. With RR you can split into 10-acre tracts and if you have RR & A-1 the difference is limiting acreage. George Richmond from the Meriwether County Animal Shelter explained the difference between a Hobby Breeder and a Commercial Breeder. There are provisions set for two litters per year. The State allows 20 females. Ms. Cooke would not be considered a commercial breeder and must be inspected two times each year by the State. USDA will have to come in if they have more employees. Administrator Gay stated the Board could add conditions of the number of litters each year. Mr. Norris stated their concerns overall was if one business was allowed others can say the HOA had allowed one. Chairman Threadgill thinks it may be defined as two litters per year. Attorney Hill stated he feels this falls under a regulation that was passed by a previous Administration as a Special Use Permit for a Hobby Breeder. A condition of the special use was that it did not exceed two litters per year. That was Attorney Hill's understanding at that time. Attorney Hill stated he looked at the Ordinances and did not see anything that defined Hobby Breeding but did not have enough time to find anything during that conversation.

The Board had further discussion regarding rezoning and adding conditions such as have the property revert back if it is sold. Commissioner Neely-Hadley wanted more information and suggested this be

continued until March 10, 2021. Motion was made by Rosla Plant and seconded by Beth Neely-Hadley to continue the Public Hearing until the March 10, 2021 Meeting. All were in favor.

5. Case #10-2021 Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to go into a Public Hearing for Case #10-2021. All were in favor. Cathy Johnson, Building, Zoning, and Community Development Director, stated Jim Ramseur, agent for WBP Properties, is requesting a Special Use Permit for operating an Animal Training Facility. Prospective buyers of property are well known animal rescuers from Pike County and have received a recommendation from our local Animal Control officers. The facility will be used to train Service Dogs. Given the current condition of the property overall, this would be a welcomed remodel and cleaning up of property. The building is located at 22599 Ga Hwy 85, Gay, GA. It will be remodeled to suit the need of buyers. Proposed buyers have planned a 3 Phase remodel for this project. Phase 1 renovation will include 5 sections of kennels within the south side of existing building, exam room, office space, store front and areas for cats and kittens. Entire property will be fenced and cross fenced for specific uses. Front section of property will be used for Agility Training and a separate dog living area. The distance on the south side of property to the building is approximately 197' and the north side of property to the building is approximately 209'. No feeding or boarding areas for animals will be near any property lines. The renovation and cleaning of property will increase the valuation of subject property and not be a detriment to neighboring parcel values. Ms. Johnson's recommendation was to approve the Special Use permit with compliance of the following conditions:

1. Owners must meet and follow Department of Agriculture rules and regulations for housing animals and provide current state licensing.
2. Owners must obtain a Business License with Meriwether County and renew each year while in operation.
3. In the first year of operation, Meriwether County Animal Control will inspect property on a quarterly basis for compliance. Each year following, inspections will be on a semi-annual basis.
4. Any outdoor feeding or housing areas shall be no less than 50 feet from property lines.
5. Animals must be in secure enclosed or fenced areas while actively in training and while boarded.
6. Any complaints of noise will be investigated by Code Enforcement and Animal Control

A video was shown to the Board regarding the Three Organizations: Coco's Cupboard, TAO's and Tails of Hope. There are many volunteers so rescues dogs are not stuck in a kennel all day. Many are trained as Service Dogs for people with PTSD, Diabetes, Anxiety etc. Mr. Ramseur, Agent for WBP Properties explained more about the program. This is for rehab training for strays and is specific for dogs. They bring dogs in as strays and test and examine them before placing them with a foster family to help adopt. George Richmond stated this is a big asset and they currently have one of the dogs from the Animal Shelter. There are 12 acres and parking is available. The average daily count of dogs is 50 on training days and it could be up to 50 for one night. On adoption day there could be as many as 30-40 dogs ready to be brought back into society. Ms. Johnson sent letters to neighbors and she received one call and no one in opposition.

There were no other comments.

Motion was made by Vice Chairman McCoy and seconded by Shirley Hines to go out of the Public Hearing. All were in favor. Motion was made by Shirley Hines and seconded by Vice Chairman McCoy to approve the request. All were in favor.

6. Case #11-2021 Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to go into a Public Hearing for Case #11-2021. All were in favor. Cathy Johnson, Building, Zoning, and Community Development Director, played a short video that was provided by the owner of the property showing a 4-wheeler trail. A Special Use Permit to operate a 4-Wheeler/Dirt Bike track has been requested by Sandra Tigner, owner of 10.72 acres off Branch Hebron Rd in the Odessa Community. Property is known as Map & Parcel #035 030 005. Located on this tract of land is a cleared dirt track for 4-wheelers and dirt

bikes. Also, the owner wants to have horseshoes and corn hole for the public. Zoning Administrator was made aware of the activities on this site by flyers in County advertising the location and time to ride. Per Meriwether County Zoning Ordinance, Parks and recreation facilities require a Special Use Permit unless located within the NHC or Industrial zoning districts. Current zoning on this parcel is RD. Its purpose is to provide medium-density residential with no public sewerage and to preserve the rural character of Meriwether County. Typically, this would be for private residential purpose.

The neighborhood is majority land tracts only. Two parcels beyond subject property do have homes with full-time occupants. Large tracts also surround Branch Hebron Road where owners have weekend get-away and hunting land. Once you pass subject property there is only 1 or 2 more lots in the RD zoned area. The balance is in RR (10-acre minimum).

There is concern for lack of property area for parking of vehicles with trailers on site. No parking or riding unlicensed vehicles is allowed on the road or county right of way. This activity also poses issues with safety of riders and other participants. Free standing restroom facilities should be available for this type of use. Buffers should also be in place along property lines.

The valuation of neighboring properties will be affected by the dirt track. Noise and increased traffic is also a consideration in allowing this use on the property.

There is a need in Meriwether County for some type of recreational facilities but based on the location and current zoning of this property, this is not the location. Ms. Johnson's recommendation was not to approve Special Use Permit because of property valuation decrease and the disruption of neighboring property owners' enjoyment of their property.

After the Planning and Zoning Meeting Ms. Tigner brought some changes and gave to Ms. Johnson. Ms. Sandra Tigner provided several letters of support and stated she owns 11-acres, and her brothers own 50-acres. Friends and family use the property and hunting and fishing will continue. Ms. Tigner stated the track is for a small area of road and was initially next to the neighbor. That part has been closed off. Ms. Tigner's brother Jamie Tigner owns property next to her. Ms. Tigner stated there are 4-acres in the 4-wheeler trail. Administrator Gay stated the property is long linear and narrow in width.

Ralph Sims stated he owns 100-acres of property at the end of Branch Hebron. This is a worthy endeavor to help kids and he stated he wants to be a good neighbor but does not want to devalue the property. His property has a small cabin, and he has concerns with noise pollution during hunting season. Mr. Sims stated his property is below this and had environmental concerns or gas and oil because of the creek.

There are a few pieces of property between Mr. Sims and Ms. Tigner. Questions were asked about parking for vehicles and trailers. Ms. Tigner showed the parking area that would be close to the width of the property. Ms. Tigner stated there would only be 6 people at a time on the trail and they can ride for 3-4 loops. The total time would be 1 hour and 20 minutes. Commissioner Plant asked about the liability coverage. Ms. Tigner stated she has a release of liability form they would need to sign. The hours would be sunup to sundown. Since there is a church on the corner, they would not allow riding during church hours. This would mostly used on Saturdays. Her family hunts on the property next to the Church. The road is not paved. Ms. Tigner explained how to get to the property.

Jay Harmon stated he was there with a heavy heart and loves the Tigner family. Mr. Harmon found out about the track while he was hunting. Two people had a trailer parked at the property and were looking for a dirt track. They were riding the roads looking for Branch Hebron Road. Mr. Harmon owns property to the west of Mr. Williamson and during deer season you can hear this 1/5 mile from the property. In the past he has heard about wedding events and has stayed there because of the peace and quite and for Odessadale. Mr. Harmon stated he feels everyone sues over everything and had concerns of riders not wearing helmets and erosion in the creeks. Mr. Harmon stated there are some that ride after dark on Woodard, Branch Hebron, and Dallas Mill Road. All of this is leading to erosion that flows into the streams and impacts properties. Mr. Harmon stated he wished there were more ways to make money on the property and had no issues with corn holes. Commissioner Neely-Hadley stated there were several stop orders for those operating without proper procedures.

Cathy Johnson stated she was made aware when the flyer showed up and Public Works and Zoning put in stop orders. Once stop orders were placed Ms. Tigner came in. This type of facility needs special use.

Ms. Tigner stated she was not trying to make a big business and would not have 100 people there. She has corn holes and bon fires. A lot of people who ride on Apricot Street support this. This is a dead-end road and riding usually stops around October.

Jamie Tigner from Houston, TX attended by zoom and stated two of the ten acres are used for riding. There is no fuel stored there and hunters usually start around 4-5am and there would be no riding during that time. There would be no dirt bikes and they would make it a safe environment. Mr. Tigner wanted it to be a safe place in the area and they did not want to disrespect anyone. This would be limited and there is a rope and chain with no trespassing across the property when they are closed. Mr. Tigner stated they want to work with the neighbors. Commissioner Hines asked under special use is their certain guidelines that can be put in place and add medical staff on site, buffers, times of operation etc. Administrator Gay stated if the Board is looking in favorable manner, they would add conditions. He noted attending other ATV Parks on hundred of acres, and that riders try to pass each other and there has to be some control in place to prevent it from becoming a racetrack. Most areas of similar operation fall into Commercial use. Katherine Powell attended by zoom and stated Meriwether County has dealt with illegal riding and admires someone to remedy part of that issue. Ms. Powell hopes all can take a step back and look at health issues and find a compromise.

Darryn Tigner, 315 Odessadale Road, attending by zoom stated he owns property there and lives there. He has people hunting on his property and would like to have the request considered.

Virginia Hill, Greenville, thanked the Tigner family for helping the youth and older people who use the track. Ms. Hill hoped the Board would consider this and feels it will help with illegal riding.

Commissioner Neely-Hadley asked if the County needed something from EPD regarding the creek. There was discussion of the feet/yards they needed to be from the creek.

Commissioner Hines applauded they were adding something for good clean fun. There are some concerns and not enough information in reference to the liability, length and more needs to be known if a special permit is allowed. Chairman Threadgill has concerns of liability outside of this. Commissioner Plant stated when you open to the public there is more responsibility of what you will provide. If there is an accident how would that be addressed and how does the property impact the quality of life. There are reservations. There were no more comments. Motion was made by Shirley Hines and seconded by Beth Neely-Hadley leave the Public Hearing open, to look at options for a special use, and hear this again on March 23, 2021 at 6:00 p.m. All were in favor.

7. Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to go into a Public Hearing to discuss and approve recommended amendments to the Service Delivery Strategy. All were in favor. Administrator Gay stated the County did not have to have a Public Hearing for this but felt this was a good thing to do. Mayor Ledbetter called and was trying to get a grant for Woodbury, but a grant was not included in the Service Delivery Strategy as a funding method. Since T-SPLIST passed there are items needed to be added to the Service Delivery Strategy. The Service Delivery Strategy was updated to add funding sources not only for Woodbury, but for all parties. Cable and Internet services, now provided by Woodbury was added, as well as the updated water agreement between Meriwether County Water & Sewerage and the City of Luthersville. This has been sent to the Cities and we may have to ask for an extension to meet the timetable. Three Rivers feels if it is there in a few weeks we will be fine.

Administrator Gay recommended the Board approve the Resolution and allow the Chairman to sign the Form -4 certificate and Resolution. There were no other comments.

Motion was made by Rosla Plant and seconded by Vice Chairman McCoy to go out of the Public Hearing. All were in favor.

Motion was made by Vice Chairman McCoy and seconded by Shirley Hines to approve the revised Service Delivery Strategy and allow the Chairman to sign. All were in favor.

VIII. UNFINISHED BUSINESS

1. Motion was made by Chairman Threadgill and seconded by Beth Neely-Haley to table the appointment for District 4 to the Water and Sewerage Authority. All were in favor.

2. Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to table the appointment to the Recreation Advisory Board to fill an unexpired term representing the Board of Education (term to expire 12-31-2021). All were in favor.
3. Motion was made by Shirley Hines and seconded by Beth Neely-Hadley to appoint Mayor Don Cuttie from Luthersville to serve on the CAFI Board All were in favor.

IX. NEW BUSINESS

1. Motion was made by Vice Chairman McCoy and seconded by Beth Neely-Hadley to approve and allow the Chairman to sign the Resolution confirming Emmett Collins to the Meriwether County Board of Tax Assessors. All were in favor.
2. Motion was made by Beth Neely-Hadley and seconded by Rosla Plant to accept the resignation of Emmett Collins from the Zoning Board of Appeals. All were in favor.
3. Motion was made by Beth Neely-Hadley and seconded by Rosla Plant to table the appointment to the Zoning Board of Appeals to fill an unexpired term that will end on January 5, 2022. All were in favor.
4. Mary Bray had requested to be on the Agenda and asked the Board to allow her to finish her presentation before making remarks or comments. Ms. Bray stated she wanted to address a comment made that there may have been an illegal vote from a seated Commissioner, meaning Mary Bray. According to Roberts Rules a vote must be called for by the Chairman. Present at the meeting were 5-Commissioners, the County Attorney, County Administrator and Clerk. Five seated Commissioners cast a vote and the only vote in question was from Ms. Bray. If someone thought there was an illegal vote why did they not call attention to the Board and why did all vote in favor. Why did Chairman Threadgill say the motion carried. Ms. Bray stated she did not appreciate her name or position being publicized in a negative way. Ms. Bray stated she made an Open Records request to ask who called or challenged this vote to Chairman Threadgill's attention. Ms. Bray read the response from Clerk for the Open Records request which stated the County had not received an oral or written challenge at this time. The area highlighted on the Open Records read that it had been brought to the attention of Chairman Threadgill that there may have been an illegal vote from a seated Commissioner who cannot appoint or 2nd a vote to place themselves to a Board or Authority. Attorney Hill stated he would research and check into this. A motion was then made to have Glover & Davis research this to see if the vote had been made illegally. Commissioner Bray felt her Open Records Request was not filled since the minutes stated it was brought to the attention of Chairman Threadgill. Ms. Bray wanted to know who brought this to Chairman Threadgill's attention in a written or oral manner and what the results were from the Attorney's research. The allegation was made on January 26, 2021 from a vote that was taken by the Board on December 22, 2020. It was published in the newspaper on February 5, 2021. Ms. Bray stated as of this day she had not received any information on an illegal vote from the Chairman, Administrator or County Attorney. Ms. Bray feels she is entitled to know who her accuser is and have this retracted from the newspaper since she had left her position in good standing. Ms. Bray called attention to a vote that took place on June 25, 2019 where Chairman Threadgill motioned to place himself on a Board until he could find someone else to serve. Ms. Bray stated if a motion could be made in this case and not be declared illegal then why are we spending taxpayers' dollars for a motion that was made by a seated Commissioner. Attorney Michael Hill stated it was brought to their attention by an outside source and he did not think it was in writing. The issue was not her vote, but the vote was not done procedurally correct. The Attorney looked into this but did not find an issue. Attorney Hill stated they could not give her the research on this since she was not the client, and this was protected by Attorney client privilege. Chairman Threadgill stated it was not that her name was called out for her having an illegal vote. The wording used was we may have had an illegal vote for the entire Board, not just her vote. Chairman Threadgill stated it was his understanding that a seated Commissioner could not make motion or a second the motion. That is what Chairman Threadgill wanted the Attorney to look into. What Commissioner Bray stated about a vote made by Chairman Threadgill was to a Board not to an Authority. There is a big difference in a Board and Authority and that is where it came in because on an Authority you may not be able to make a motion or a second. At the time of the meeting the Commissioners did not know that a Commissioner could not make a motion or 2nd

to put themselves on an Authority. It was brought to their attention later. Chairman Threadgill stated it wasn't meant that Ms. Bray was coming off the IDA Authority since all had voted for her, it meant they wanted to make sure the vote was not illegally made. If it had been illegally made the Commissioners would have to vote again to make it *legal*. Administrator Gay stated if it had been illegal then votes made by the IDA could have been in jeopardy. Commissioner Neely-Hadley stated someone outside this Board is the one that said it could have been illegal. Ms. Bray stated if someone came to the Board and stated it may be illegal was, she not intitled to have that from the Open Records. Attorney Hill understood there was nothing in writing and their opinion to the Board was it was not subject to an Open Records Request. Chairman Threadgill stated the whole purpose was not to discredit Ms. Bray or remove her from the Board it was to make sure the vote was not done illegally. Ms. Bray stated she was going by what was stated in the minutes from 1-26-2021 which included a Board or Authority. Chairman Threadgill stated that was not what was said and to listen to the video from the meeting. Ms. Bray stated she had not had a problem with the Board and wanted to keep it that way. Ms. Bray stated the newspaper stated seated Commissioner and she will deal with them. Ms. Bray feels the newspaper is going by what is reported to them. Ms. Bray stated the newspaper states a seated Commissioner not the Commission Board. Ms. Bray stated she is getting calls from Atlanta asking what did she do. Ms. Bray stated she was not going to pursue this, and we needed to be careful how you throw peoples name out there. Chairman Threadgill stated he did not say it was Mary Bray until Commissioner Hines asked who the Commissioner was. Chairman Threadgill replied it was Mary Bray.

5. Administrator Gay state the Judson Bulloch Road has a lot of traffic and needs striping. Bill Cawthorne met with the contractor. Administrator Gay recommended we accept the proposal from Piedmont to accept the change order as part of the contract at \$0.22 per linear foot. The cost is \$22,815 for 55,700 linear feet of striping. Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to approve the change order to strip Judson Bulloch Road. All were in favor.

6. Mr. Kendricks who lives on Wilbur Keith Road has spoken many times with Bill Cawthorne regarding someone running over his fence. Administrator Gay showed a map and the possible cause of people hitting the fence. Bill Cawthorne suggested making it a 3-way Stop is the best solution unless we realign the road which would be expensive. Motion was made by Rosla Plant and seconded by Vice Chairman McCoy to approve a 3-way Stop. All were in favor.

7. Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to surplus the following equipment at Public Works: Three Point Hitch, Hydraulic Rotary Mower SN:0571-H, 2008 John Deer Tractor SN: L064300B564499. All were in favor.

X. REPORT FROM FINANCE DIRECTOR

Finance Director Bill Gregory reported the General Fund has \$4.3M and we received \$400k and reports from the Tax Commissioners Office. We are still waiting on the reports from January. The T-SPLOST is down to \$48 K due to the repairs of two Culverts which are located on Hill Haven and Owens Road. We should have another payment by the end of the month from the Tax Commissioners Office.

XI. REPORT FROM COUNTY ADMINISTRATOR

Administrator Gay reported a lot of development requests are coming in for residences and Industry. Administrator Gay met with representatives from a new Industry, completed information for a \$200K. Administrator Gay worked on the Service Delivery Strategy, attended zoom meetings on a Water & Sewer matter and attended meetings on redistricting. Administrator Gay responded to HB 352 and has now received a response back that the House Bill is dead.

XII. REPORT FROM COUNTY COMMISSIONERS

Commissioner Shirley Hines: Stated Beulah Evans Road was mentioned at the last meeting and it must get attention. It is in bad condition and gravel is not a solution. Commissioner Hines asked Administrator Gay to go back and look at what can be done with the roadbed and hill this year. If we do not address this

it will continue to get worse and there are 80 families that live off this road. Commissioners Hines stated she had asked earlier of criteria to determine how a road is paved. Commissioner Hines asked that the update not be overlooked on the Safer Grant and advised of a rural project infrastructure grant for paving in rural counties. Information on the TIFIA Project grant will be resent to all since there is a short window to apply.

Commissioner Hines suggested coming together with the Cities to have a grant writer. We need to look at alternative ways to supplement our funding for projects.

Commissioner Rosla Plant: Nothing currently.

Commissioner Neely-Hadley: reported a there was a stop sign in a sharp curve on Harry Hardy Road where the road takes a sharp turn to go to Hwy. 18.

Vice Chairman McCoy: received a call from a citizen regarding a large piece of plastic that blew off a trash truck at the Turkey Run Landfill. Vice Chairman McCoy feels we need to have a meeting with Gabe Gribble. Administrator Gay will set up a meeting.

Chairman Bryan Threadgill: Nothing currently.

XIII. REPORT FROM COUNTY ATTORNEY

County Attorney Michael Hill stated there was need for an Executive Session to include Personnel and Litigation.

XIV. PUBLIC COMMENT

Tommy Walton of 207 Hollow Drive in Greenville stated it was established that Mt. Pilgrim would be paved. Mr. Walton stated he had not heard anything else and asked Commissioner Plant to not let this slip though. Commissioner Plant stated she had been assured that the contract should be let in the Spring for paving.

There were no other comments.

XV. EXECUTIVE SESSION

Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to go into Executive Session at 8:39 pm to discuss Personnel and Litigation. All were in favor.

Motion was made by Beth Neely-Hadley and seconded by Rosla Plant to go out of Executive Session at 9:01 pm. All were in favor.

Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to go back into Regular Session at 9:02 pm. All were in favor.

There was no action taken.

XVI. FUTURE MEETINGS & NOTICES

Chairman Threadgill announced future meetings prior to Executive Session.

XVII. ADJOURNMENT

Motion was made by Vice Chairman McCoy and seconded by Shirley Hines to adjourn the meeting at 9:03 pm. All were in favor.

Approved by: *Majority vote of the Board of Commissioners*

Attest: *Beverly A. Thomas, County Clerk*

Date: *March 10, 2021*