

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS
April 27, 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, and Commissioner Rosla Plant
Commissioners Absent: Commissioner Beth Neely-Hadley
Staff Present: County Administrator Theron Gay, County Clerk Beverly Thomas, Finance Director Bill Gregory, and County Attorney Michael Hill

I. CALL TO ORDER – Chairman Threadgill called the meeting to order at 6:00 p.m.
INVOCATION – Vice Chairman Alfred McCoy
PLEDGE OF ALLEGIANCE

II. ADOPT AGENDA
Motion was made by Rosla Plant and seconded by Vice Chairman Alfred McCoy to adopt the Agenda with the following changes: remove under Public Hearing - 2. Case #16-2021 – Tamatha Henderson requested to rezone 10.97 acres from A1 to RD. The property is located at 831 Caldwell Road, Gay, Tax Map and Parcel #120 003 005 LD #10, LL #170 and add under New Business 6. Engagement Letter with Mauldin & Jenkins, CPAs and Advisors
All were in favor.

III MINUTES
Motion was made by Rosla Plant and seconded by Shirley Hines to correct the spelling from DeBrawn to DeBron under the Commissioner Comments of Commissioner Shirley Hines then approve the Minutes of the April 14, 2021 Regular Meeting at 9:00 am. All were in favor. Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to approve the Minutes of the April 14, 2021 Special Called Meeting at 1:00 p.m. All were in favor.

IV. MUNICIPAL COMMENTS
None

V. CONSTITUTIONAL OFFICERS COMMENTS
None

VI. DEPARTMENT HEAD COMMENTS
None

VII. PUBLIC HEARING
Motion was made by Vice Chairman McCoy and seconded by Shirley Hines to go into a Public Hearing to hear Case #15-2021. Pastor Gregory Mitchell requested a Special Use Permit to build a church at 423 May Lane, Gay, GA. The property is shown on Tax Map and Parcel #188A 021. The property lies between Robinson Martin Road and May Lane. The purpose of the Special Use Permit is to construct a 5,000 sq. ft. Church. This is in District 1.
Butch Oliver, Interim Director of Community Development, Planning and Zoning, stated Pastor Mitchell requested a special use permit to build a church at 423 May Lane. The proposed use of the property will be for the construction of a 5,000 sq. ft. Church offering Sunday morning, Sunday evening, and Wednesday evening services. There will be parking for 50-100 vehicles. There is an existing prefab

building on the property that will be demolished. Neighboring parcels are residential. The use of this property as a church will not adversely affect the existing use of property or values of neighboring parcels. Mr. Oliver stated it was the recommendation of the Planning and Zoning Department to approve the Special use permit. It was approved by the Planning Commission.

Pastor Gregory Mitchell provided information on his background. Pastor Mitchell was born in Meriwether County, started in the ministry at the age of 19 and is married. Pastor Mitchell served in the US Military. Pastor Mitchell stated he was blessed to have a place in Meriwether County and was looking forward to building the Church which will have a positive impact on all people.

There were no others who wanted to speak.

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 accept the recommendation from Planning and Zoning and approve the Special Use request from Pastor Gregory Mitchell to build a Church at 423 May Lane, Gay, GA. All were in favor.

VIII. UNFINISHED BUSINESS

1. Administrator Gay stated there was no additional information regarding identifying additional funds for the County Line Road Project. Motion was made by Shirley Hines and seconded by Rosla Plant to table discussion until the next meeting. All were in favor.

2. Administrator Gay reviewed the latest Executive Order from the Governor's Office regarding COVID-19. This order sets new guidelines to be followed and removes or relaxes guidelines that were previously set by the State. Information from the "Choosing Safer Activities Flyer" was reviewed by line item. This flyer explained when to wear masks whether vaccinated or not. Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to follow the guidelines from the State and to add sanitizing stations at buildings, update signage in compliance with the law, wear masks in common areas and encourage online business if possible. All were in favor.

3. Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to move updates on the time and place for the Recreation Advisory Board's Walkathon to the first meeting in July. All were in favor.

IX. NEW BUSINESS

1. Administrator Gay stated we had looked at the annual Medical Insurance renewal. The negotiated amount with CIGNA included a 24.5% increase which came to \$300,259. NFP negotiated on the County's behalf with United Health Care (UHC) from a proposed 12.3% increase to a recommended policy increase of approximately 10%. The option with UHC was re-negotiated down to approximately 10% above what we paid last year. This plan would use United Health Care for the Medical and Dental Insurance. Other plans stayed with the current carriers. The HRA plan will move to Medcom and NFP pays that cost. Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to accept the recommendation of Administrator Gay and proceed with the renewal of Medical and Dental insurance with United Healthcare and leave the other plans with the current carriers except for the HRA change to Medcom. All were in favor.

2. Motion was made by Vice Chairman McCoy and seconded by Shirley Hines to allow County support as requested for Peaches in the Pines. All were in favor.

3. Motion was made by Vice Chairman Alfred McCoy and seconded by Shirley Hines to award the 2021 LMIG to Piedmont Paving in the amount of \$1,092,007.95 for the County projects only. This proposal also included the City of Luthersville and the City of Warm Springs at an additional cost. All were in favor.

4. Administrator Gay stated two bids were received for the paving of Mt. Pilgrim Road, Peaceful Lane, and Tuskegee Lane. This will be the first dirt roads for the County to pave as part of the TSPLOST program and the first dirt roads paved in over 15 years. The lowest bid was from Piedmont Paving in the amount of \$575,589.79. Administrator Gay stated we will do some other road repairs such as potholes at

other locations that will be brought forward later. Administrator Gay will set up a meeting at that time with the District Commissioner and residents on these three roads. Motion was made by Rosla Plant and seconded by Vice Chairman McCoy to award the paving contract to Piedmont Paving. All were in favor.

5. Chairman Threadgill read the Proclamation for the 50th Anniversary of the Week of the Young Child (WOYC). Motion was made by Vice Chairman McCoy and seconded by Shirley Hines to allow the Chairman to sign the Proclamation. All were in favor.

6. Administrator Gay met with and Finance Director, Bill Gregory and Abbott, Jordan, and Koon (AJ&K) regarding the upcoming Audit. Due to COVID-19 AJK has had a problem with staffing. They reached out to Mauldin & Jenkins, CPA's, who has provided an Agreement Letter to assist our auditors this year. Motion was made by Rosla Plant and seconded by Vice Chairman McCoy to allow the Chairman to sign the Engagement Letter with Mauldin and Jenkins. All were in favor.

X. REPORT FROM FINANCE DIRECTOR

Bill Gregory, Finance Director, provided the current Finances of the County. The General Fund was at \$3,574,028.20 as of April 27, 2021. The T-SPLOST account at GEAP is at \$450,090.30 and the T-SPLOST account with F&M is at \$237,080.77. We should receive another \$100K this week. We received \$200K from the Tax Commissioners Office. Mr. Gregory reviewed the Budget Analysis from March 2021 which shows us at 53% remaining overall expenses and 27% remaining overall revenue. There are a few departments that are under 50%.

XI. REPORT FROM THE ADMINISTRATOR

Administrator Gay stated with the LMIG project we will do a full depth reclamation on one mile of Luthersville Road. We will also do work on Mt. Carmel Road, Graham Road, Imlac Road, Lake Drive, Spring Street, Summer Lane, Gold Street, Fowler Street, Mt. Hope Road, and Old Durand Road. Meetings attended included the Board of Assessors, representatives of a new industry, and the Auditor.

Administrator Gay has been working on the Insurance renewal and the Service Delivery Strategy final update. Appreciation was given to Allyson Stephens for her assistance and to Skip Richmond and his staff. Road bids were opened. Administrator Gay has been working on the Recreation Grant that is due on Friday. Administrator Gay has looked at subdivisions off Beulah Evans Road and there are some areas that need patching. A patching program will be put together for the Board's consideration. We may be able to address some of the washing that is occurring on the dirt road section. These roads have a limited sub-base, and we will have to put together a full depth reclamation for paving. We will need to put together a work program to address this.

Commissioner Hines asked if the Service Delivery Strategy was done annually. Administrator Gay stated no, the reason we are making a change now is because the City of Woodbury was looking at doing a CDBG Grant. The Service Delivery Strategy had to be updated to include grants as a method of funding. Corrections were made and maps were updated.

XII. REPORT FROM COUNTY COMMISSIONERS

Commissioner Shirley Hines: shared with the Board that she had spoken with Bill Gregory about the America Rescue Plan Act. ACCG and the National Association of County Commissioners have been having ongoing meetings. The first part of the money should be sent in the middle of June. They emphasized we will need to have a DUNS number in place. The County would get money from the Federal Government. Cities with a population under 50K will receive their funds from the State. Commissioner Hines recommended having a Work Session to look at the different funding that is coming down since there are different pockets/sections of money that will be available.

Commissioner Rosla Plant: reminded everyone that the Cotton-Pickin' Fair will be held this weekend.

Commissioner Neely-Hadley: Absent

Vice Chairman McCoy: stated the Cotton-Pickin' Fair will be under new management. We are still working on the canoe trail for the Flint River. The mapping is done, and it is going to press. GDOT has approved the Bicycle group, the Gravel Grinders, to pass through the Covered Bridge. They will have someone posted there. Peaches in the Pines is set for June 12, 2021.

Chairman Bryan Threadgill: no report.

XIII. REPORT FROM COUNTY ATTORNEY

Reported an Executive Session was needed for Personnel.

XIV. PUBLIC COMMENT

Tommy Walton thanked the Board for paving and for their hard work.

XV. EXECUTIVE SESSION

Motion was made by Rosla Plant and seconded by Vice Chairman McCoy to go into Executive Session at 6:38 p.m. to discuss Personnel. All were in favor.

Motion was made by Rosla Plant and seconded by Vice Chairman McCoy to go out of Executive Session at 7:04 p.m. All were in favor.

Motion was made by Vice Chairman McCoy and seconded by Rosla Plant to go back into Regular session at 7:04 p.m. 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 Rosla Plant to adjourn the meeting at 7:05 pm. All were in favor.

Approved by: Majority vote of the Board of Commissioners

Attest: Beverly A. Thomas, County Clerk

Date: May 12, 2021