

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS

July 12, 2023

9:00 A.M.

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

Staff Present: County Administrator Michelle Irizarry, County Clerk Beverly Thomas, and County Attorney Michael Hill

Staff Absent: Finance Director Bill Gregory

I. CALL TO ORDER

Chairman Bryan Threadgill called the meeting to order at 9:00 a.m.

II. INVOCATION

The Invocation was given by Lowinston Jackson, Pastor of Total Faith Missionary Church of God, Luthersville, GA

III. PLEDGE TO THE FLAG

All

IV. ADOPT AGENDA

Motion was made by Rosla Plant and seconded by Emmett Collins to adopt the Agenda. All were in favor.

V. PRESENTATIONS

None

VI. FINANCE REPORT

Administrator Irizarry stated Finance Director Gregory was not present today. There was an update to the bank balances as well as a line items for the Host Fees and the Tipping Fees and the June LOST, SPLOST and TSPLOST distributions.

VII. CITIZEN COMMENT

None

VIII. MINUTES

Motion was made by Vice Chairman Gene King and seconded by Adam Worsley to approve the Minutes from the June 27, 2023, 6:00 p.m. meeting. All were in favor.

IX. PUBLIC HEARING

None

X. APPOINTMENTS

1. Motion was made by Chairman Threadgill and seconded by Vice Chairman King to appoint Beth Neely-Hadley to DFACS, District 4. All were in favor. This is a five-year term that will expire on June 30, 2028.

2. Motion was made by Adam Worsley and seconded by Vice Chairman Gene King to table the appointment to the Region Six Department of Behavioral Health & Development Disabilities Board. All were in favor. The current term expires on 6-30-2023 and this is a three-year term. Chairman Threadgill asked the public to contact the Clerk if they knew of anyone who may have a background in behavioral health that may be interested in serving on this the Board.

3. Motion was made by Rosla Plant and seconded by Emmett Collins to table the appointment to CAFI to fill an unexpired term. All were in favor.

XI. UNFINISHED BUSINESS

1. Commissioner Collins stated Jay Stone said he would build the Storage Shed for Lake Meriwether. Commissioner Collins will pick up the lumber and sawmill the siding. The cost should be around \$2K to build. Randy Carter will install the metal roof and it was confirmed that was included in the price. Administrator Irizarry recommended using funds from the Recreation Budget. Motion was made by Vice Chairman King and seconded by Rosla Plant to approve up to \$2K to build the Storage Shed and use funds from the Recreation Budget. Voting in favor were Vice Chairman King, Rosla Plant, Chairman Threadgill, and Adam Worsley. Emmett Collins abstained. The motion passed.

2. Motion was made by Rosla Plant and seconded by Emmett Collins to table the addition to Trammell Bottom Road to the LMIG due to not having a quote at this time because of their offices being closed around the July 4th Holiday. All were in favor.

XII. NEW BUSINESS

1. Administrator Irizarry stated she currently serves as the Plan Administrator for the Retirement Plan with Empower but with her departure on July 20, 2023, someone will need to sign off on Plan Documents as well as when employees elect to take distributions. Valerie Chambers, HR Director does all of the entries so it is more of an internal control and it would not be prudent for her to do this job as well. There needs to be checks and balances and for the entries and approvals to be separate for record keeping. Administrator Irizarry recommended Beverly Thomas or Allyson Stephens. Chairman Threadgill stated it would be temporary until the County hires another Administrator and felt both should be added. Chairman Threadgill made the motion to add Beverly Thomas and Allyson Stephens as Interim Plan Administrators for the Retirement Plan with Empower. Vice Chairman King seconded the motion and all were in favor.

2. Larry Dunaway, Water & Sewerage Authority member, reviewed the FY 2023-2024 Budget for the Meriwether County Water & Sewerage Authority. Mr. Dunaway stated due to the Intergovernmental Agreement between the County and Water & Sewerage, the Authority comes before the Board annually to present the Water & Sewerage Budget to the County. Water & Sewerage is allowed to use \$.25 per ton from the tipping fees at the Landfill for their operating expenses. Changes that were made this year were to bump up the fee they are paying to Hogansville and also the Industrial water fee because they are picking up a new customer. Mr. Dunaway pointed out the Accounts Payable and Accounts Receivable. They have industrial and residential water customers from the extension they added on Hwy. 54 and tapped into Luthersville's system. Chairman Threadgill asked what the \$1K was for under Miscellaneous. Mr. Dunaway stated they use those funds during times they have to serve food during a meeting and it has to be catered and the funds are used for sympathy flowers when someone in their organization passes away or someone that works for the County. Mr. Dunaway stated the

Authority does not have any perks. Mr. Dunaway stated Bond Fees is what the bank charges them to take their money. Mr. Dunaway explained the route of the money and the charge of \$2,800 per year for the bonds. The bond fee takes the majority of the tipping fees received monthly. The Authority receives about \$900K per year in tipping fees with \$691K going to pay the bond payment. The bond payment will continue until 2040. Mr. Dunaway budgeted \$75K for the upgrade of their control system. The control system on the water and wastewater side is about 12 years old and needs to be upgraded. The company that made the current system no longer supports it. The upgrade would include telemetry. The bids for this will be opened on August 3, 2023. Vice Chairman King asked if they planned to look into a monitoring system. Mr. Dunaway stated that is what the new upgrade on the controls would be. Mr. Dunaway stated we can anticipate upgrading a system like this every ten-years due to new technology. Commissioner Worsley asked if they had a balance carried forward coming into this budget year. Mr. Dunaway stated they try to balance and Authorities are not allowed to stock pile money. They can put money in some accounts and budget for different items but in Government you are not allowed to stock pile money. Commissioner Worsley asked what the current balance was in the fund. Mr. Dunaway stated they have about \$130K in their operational account and in their debt service account it fluctuates each quarter because of tipping fees. The Authority puts enough in the account to pay the bond payments. The Authority no longer mail checks, since it is not secure, and have gone to a direct deposit type system. They keep one extra bond payment in the debt service account in case the tipping fees do not arrive as scheduled. The \$75K will come out of the operational account when they get the next contract. The Authority receives about \$15K to \$20K per quarter more that the bond payment. That is the money they use to operate and do contracts such as the system upgrade. Motion was made by Rosla Plant and seconded by Emmett Collins to approve the 2023-2024 Budget request from the Water & Sewerage Authority. All were in favor.

3. Patty Threadgill, Elections Superintendent, addressed the Board regarding an Intergovernmental Agreement between the County and the City of Luthersville. This Agreement is the same as it has been for Woodbury, Manchester, and Warm Springs. This will only cover their 2023 Municipal General Election. The Election Office will take over after the qualifying for the City of Luthersville. Any cost will be billed to the City of Luthersville. Motion was made by Vice Chairman King and seconded by Adam Worsley to approve the Intergovernmental Agreement between Meriwether County and the City of Luthersville for conducting the 2023 Municipal General Election. All were in favor.

4. Administrator Irizarry stated the contractual Agreement between Meriwether County, the City of Woodbury and the Sheriff of Meriwether County has a cost of \$40 per day paid monthly by the City to the County for the housing of the inmates. It has been executed by the City of Woodbury as well as the Sheriff. The Sheriff was present to answer any questions and a copy of the Agreement and preadmission procedures was provided to the Board. Sheriff Smith stated we entered this contract in 2014 and since that time their have been three Mayors in Woodbury. The contract automatically renews on the anniversary date. It is renewal but has not been signed by the last two Mayors. Motion was made by Vice Chairman King and seconded by Emmett Collins to approve the Inmate Contractual Agreement between Meriwether County, the City of Woodbury and the Meriwether County Sheriff and allow the Chairman to sign. All were in favor.

XIII. REPORT FROM COUNTY ADMINISTRATOR

Administrator Irizarry reported there would be a Comprehensive Plan update meeting this afternoon at 2:00 p.m. and the subjects of discussion will be Economic Development, Broadband, Historic and Natural Resources, and Tourism. ACCG Insurance has approved the replacement of ten (10) rooftop condenser coils at the Jail that were damaged during one of the storms by hail. We are working to get that completed. Administrator Irizarry reached out to Advanced Environmental to do an assessment on the fuel tank site in Manchester. Once information has been received it will be shared with the Board. Administrator Irizarry stated she is tying up loose ends.

Vice Chairman King asked the status of the Jail roof. Administrator Irizarry stated the project has been awarded and we are installing the coils before they put the roof on. Commissioner Plant asked the status of the Courthouse roof following all the recent rain. Administrator Irizarry stated ACCG would not cover the dome and we will have to do some assessments on that. There is no structural damage and we have the quote based on what ACCG gave us, however, it is not something that is covered. ACCG had a structural engineer come out and it appears to be from more than one storm or lack of maintenance. Chairman Threadgill stated we needed to shop for another insurance provider.

XIV. REPORT FROM COUNTY COMMISSIONERS

Commissioner Emmett Collins: Thanked the County employees for their work and all the Constitutional Officers and fellow Commissioners. We are moving forward and it seems like we are getting some things done. Commissioner Collins attended the fireworks show in Manchester and it was very good.

Commissioner Rosla Plant: reported she was looking forward to celebrating the time Michelle has been with us. It will be bittersweet but at the same time Commissioner Plant wished Administrator Irizarry well in her future endeavors.

Vice Chairman Gene King: appreciated everyone on the Board, the Staff, and Constitutional Officers and what they do for this County. Vice Chairman King stated he was the "top guy on the pot hole fan club". There are some pot holes on some major roads and someone could get hurt. Vice Chairman King stated his biggest beef is to get the roads in shape for the tax paying citizens. Vice Chairman King encouraged everyone to go and see the movie "Sound of Freedom". If there are family members and churches that cannot afford to go, they can look online at angel.com and they can receive free tickets. This movie shows the truth of what is going on and how devastating it is in this Country and the need for help and prayers. At the end of each movie, you can pay it forward for others who cannot afford to go and see the movie. This is not to raise money but to help people hear the word and understand what is happening to children. Vice Chairman King stated he strongly encouraged this if he was allowed to do so.

Commissioner Adam Worsley: Thanked everyone for the work they are doing. Calls continue regarding roads and pot holes. Commissioner Worsley has received a lot of positive feedback from the responses and communications which is encouraging. All of the Holiday events in the County were great a everyone said they really enjoyed the celebration. There are a lot of great things happening. Meriwether is a great place to live.

Chairman Bryan Threadgill: was unable to attend the 4th of July celebration in Manchester due to a health situation. Chairman Threadgill told County Administrator Michelle Irizarry that we would truly miss her and what she has been able to bring to the table.

XV. REPORT FROM COUNTY ATTORNEY

County Attorney Michael Hill did not have a report but understood there was a need for Executive Session for Personnel and Real Estate.

XVI. EXECUTIVE SESSION

Motion was made by Rosla Plant and seconded by Emmett Collins to go into Executive Session for Personnel and Real Estate at 9:25 a.m. All were in favor.

Motion was made by Vice Chairman King and seconded by Rosla Plant to go out of Executive Session at 10:12 a.m. All were in favor.

Motion was made by Commissioner Plant and seconded by Commissioner Collins to go back into Regular Session at 10:14 a.m. All were in favor.

There was no action taken in Executive Session.

Administrator Irizarry asked the Board to approve the first amendment to an Agreement of Purchase and Sale by the IDA and allow the Chairman to sign. Motion was made by Vice Chairman King and seconded by Emmett Collins to approve and allow the Chairman to sign. Voting in favor were Vice Chairman King, Emmett Collins, Chairman Threadgill, and Adam Worsley. Rosla Plant abstained. The motion passed.

XVII. FUTURE MEETINGS & NOTICES

Chairman Bryan Threadgill made the announcement of future Meetings and Notices prior to Executive Session.

XVIII. ADJOURNMENT

With no further business to discuss, motion was made by Rosla Plant and seconded by Vice Chairman King to adjourn at 10:15 a.m. All were in favor.

Approved by: Majority vote of the Board of Commissioners

Attest: Beverly Thomas, County Clerk

Date: July 25, 2023