

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS
September 14, 2022

This meeting was held in person and also by Zoom due to COVID-19

Commissioners Present: Chairman Beth Neely-Hadley, Vice Chairman Bryan Threadgill, Commissioner Shirley Hines, Commissioner Rosla Plant and Commissioner Alfred "Buster" McCoy
Commissioners Absent: none
Staff Present: County Administrator Michelle Irizarry, Finance Director Bill Gregory, Deputy Clerk Allyson Stephens, and County Attorney Nathan Lee
Staff Absent: County Clerk Beverly Thomas

I. CALL TO ORDER – Chairman Beth Neely-Hadley called the meeting to order at 9:00 a.m.

II. INVOCATION – Commissioner Alfred "Buster" McCoy

III. PLEDGE OF ALLEGIANCE – All

IV. ADOPT AGENDA

Motion was made by Vice Chairman Bryan Threadgill and seconded by Commissioner McCoy to adopt the Agenda with the following changes: *Remove #2 under New Business Sheriff Smith-Building Concerns and #4 under New Business-DFACS-Letter of intent for the Division of Family and Children Services Lease located at 17234 Roosevelt Highway, Building A, Greenville, GA 30222-3390. The new #4 will be Acceptance and authorize the Chair to sign an AFG assistance to Firefighters Grant.* All were in favor.

V. REPORT FROM FINANCE DIRECTOR

Finance Director Bill Gregory provided the financial report to the Board and stated the General Fund was at 1.2 million. Director Gregory stated the September payments will be coming in from the Department of Revenue for the 911 fund and that will get it over \$450,000 and a transfer will be made next week to strengthen the General Fund through the rest of the month and into the middle of October. Director Gregory stated that all the rest is self-explanatory. No questions from the Board.

VI. CITIZEN COMMENT

None.

VII. MINUTES

Motion was made by Vice Chairman Threadgill and seconded by Commissioner Plant to approve the Minutes of the August 23, 2022, 6:00 p.m. Regular Meeting. All were in favor. A motion was made by Commissioner Plant and seconded by Commissioner McCoy to approve the minutes of the September 7, 2022, 9:00 a.m. Special Called Meeting. All were in favor with Vice Chairman Threadgill and Commissioner Hines abstaining.

VIII. PUBLIC HEARING

Case# 2022-004 – Request from Herbert Crawford for a Special Use Permit to develop a Recreational Vehicle Park. Property is currently zoned RR, totaling 49.54 acres at the end of Macedonia Road. Tax Map #024-041, 024-042, and 024-043

A motion was made to go into Public Hearing at 9:03 a.m. by Vice Chairman Threadgill and seconded by Commissioner McCoy. All were in favor. Community and Development Director Cassandra Sharpe presented Case# 2022-004. Director Sharpe stated that Mr. Crawford is requesting a Special-Use Permit

for 49.54 acres to be zoned as a special use for a RV Park on Macedonia Road in Luthersville. Director Sharpe stated that her staff report is three pages long, but Mr. Crawford has filled out his application and the park will be on Macedonia Road in the northwest part of the County and runs along Goldmine Road and known as Parcels: 024-041 which is 25 acres, 024-042 which is 22.78 acres, and 024-043 which is 1.76 acres. Director Sharpe stated she has contacted the two local property owners and did not hear anything out of West Hauser which is the large timber company. Director Sharpe stated that she did hear from Ms. Jarred who had questions wanting to make sure that it would not affect her property and that she would not lose money with it being an RV Park and the location it would be in. Director Sharpe informed Ms. Jarred that it would not affect her. Director Sharpe stated that Mr. Crawford was not able to be in attendance but has Mr. Scott Bowden was in attendance if there are any questions for him. Director Sharpe asked the Board if they had any questions for her. Commissioner McCoy stated that he noted in the packet that Director Sharpe is recommending this for approval. Director Sharpe stated she is recommending approval as he has met all the requirements and she and Theron Gay had gone through the application extensively. Director Sharpe stated that Mr. Crawford is asking for 150 lots and there are stipulations in her recommendations. Director Sharpe stated that in the Ordinances it states that Mr. Crawford would have to have 6 bathrooms per so many lots. She stated this is extreme with the septic system he would have to put in. Director Sharpe stated that most campers or RVs have their own restroom, and she is recommending that that number be reduced down. Director Sharpe stated that the RV cannot be used as a permanent residence and can only be used as a 6-month stay and records would have to be kept that she would have access to at all times. Director Sharpe also recommended that Mr. Crawford have a list as people come in on boards as well as include the information in the application that they cannot use the RV Park as a permanent living record. Director Sharpe stated right now as the Ordinance is written no one can live in an RV Park period anywhere in the County. She stated a lot of people who are building homes in the County are living in RVs and we have no way of knowing. She stated that by the time they do find out about this, the people are ready to move into their homes. Director Sharpe stated this would give someone a place to put their RV while they are building their home. Director Sharpe stated this is in a good location for the Industrial Park if executives needed somewhere to stay close to the Industrial Park. Vice Chairman Threadgill stated with this being a 6-month stay, could someone leave for a day and come back. Director Sharpe stated that they cannot live their permanently they would have to remove the RV and fill out for another stay and provide a letter with the reason why they would need to extend the stay. Chairman Neely-Hadley asked Director Sharpe how many restroom and shower facilities she is recommending. Director Sharpe stated she is recommending one large building/unit in the middle of the park and would be one large unit with six restrooms and showers. Commissioner McCoy stated having experienced this, that he is aware that the showers and septic tanks will fall under the state's purview, and he will make the final decisions on what will be there and how it will be done, Mr. Eugene Smenner has made that known. Vice Chairman Threadgill stated that under our ordinance it would be our stipulation. Chairman Neely-Hadley stated that if someone can stay there six months, if they are using their own facilities, they will have to have somewhere to dump waste. Director Sharpe stated that it goes into existing systems. She stated that there are water and sewer systems in place, and this would be an additional unit. Commissioner Hines asked how far off of Goldmine would you have before you turn into the park. Commissioner Hines stated that her main concern is for the amount of traffic that's going to be on Goldmine. Commissioner Hines stated it is a county road but there are several homes and a church on Goldmine and when they pull in, some of them are wide. Commissioner Hines asked, Will there be a turn off lane and how far back will the park be off the main road. Mr. Bowden stated that Macedonia Road is a dead-end road, and the park will be at the dead end. Commissioner Hines asked Mr. Bowden how wide of an area would it be turning off of Macedonia Road, because some of the RVs are large and how far back will the park be off the road. She also asked if there would be an entry way. Mr. Bowden stated that there are no plans to change anything on Goldmine as there is a wide entrance there now. Mr. Bowden also stated that the entrance to the park itself at the cemetery church yard is also wide enough. Commissioner Hines asked that in the event of an emergency how many ways would there be to get in. Mr. Bowden stated the park itself will have two entrances and there would only

be one entrance off of Goldmine Road. Mr. Bowden explained there will be two entrances and exits for the park itself. Chairman Neely-Hadley stated it is not unusual for RV parks to have only one entrance even if it is very large. Director Sharpe stated that the RVs have to be checked into the office and have to be registered, but they are usually large enough entrance where you have enough room for one RV to be coming in as another one is going out. Commissioner Hines stated this was her main concern coming off of Goldmine Road as it is well traveled. There was no one signed up to speak against or in support of the request. There were no further questions for Director Sharp. A motion was made to go out of Public Hearing at 9:14 a.m. by Vice Chairman Threadgill and seconded by Commissioner McCoy. All were in favor. A motion was made to approve the RV Park with the conditions recommended by staff by Commissioner McCoy and was seconded by Vice Chairman Threadgill. All were in favor.

IX. APPOINTMENTS

None

X. UNFINISHED BUSINESS

None

XI. NEW BUSINESS

1. Lake Meriwether Dam-Cane Creek Watershed No. 2 Lidar and Photogrammetric Survey Work Order

County Administrator Michelle Irizarry stated that this was for approval and authorization for the work order from Peoples & Quigley for the 800-acre lidar and photometric survey of the Lake Meriwether area. Administrator Irizarry stated this is one of the five comments received from Georgia DNR and goes along with the work order that was approved last meeting. Mr. Bill Cawthorne was in attendance for questions. Commissioner McCoy reemphasized the fact that this all comes under a federal heading that we've got to follow the rules to maintain an earthen dam. Mr. Cawthorne stated that the survey will provide the information for the first issue paper from the end of August so they can compile that base map for their dam bridge analysis. Administrator Irizarry stated the cost for the service is \$28,500 and staff recommends payment out of general fund. Mr. Cawthorne stated they will use drones to do aerial photography. Commissioner McCoy made the motion to approve the workorder funding of \$28,500 out of general fund and authorize for the Chair to sign. Vice Chairman Threadgill seconded the motion. All were in favor.

2. Review of Proposed FY 2022-2023 Budget

Administrator Irizarry stated that Mr. Bill Gregory had been wonderful to work with and met with the individual departments. Administrator Irizarry stated that it would be at the pleasure of the Board on how they wanted this presented. Chairman Neely-Hadley stated they would take a few minutes to review and ask any questions. Administrator Irizarry offered to answer any questions. Vice Chairman Threadgill stated that donations under the Animal Shelter was showing \$7,500 per year and should be \$7,500 per quarter. Finance Director, Bill Gregory stated those donations are not budgeted. Director Gregory stated this \$7,500 is for individuals throughout the year that donate to the Animal Shelter. Chairman Neely-Hadley asked if this was an addition to the foundation. Director Gregory stated that it was. Vice Chairman Threadgill stated that is not a reality that it is a hopefully. Director Gregory stated that is correct, but that is usually what is received from individuals. Director Gregory stated that they consider the foundation a grant and we don't normally budget for those grants we just recognize them as we receive them. Administrator Irizarry stated there have been some increases such as an increase in insurance premium taxes on the revenue side, as well as the LOST revenue which monthly the average has gone up, indicating an increase and there is anticipation for Real Property to bring in a higher amount as well, even without increasing the millage rate. Director Gregory stated that those line items added together gives an increase from the \$17.003M to the \$18.010M. Commissioner McCoy stated he believes this has been our largest budget yet. Director Gregory confirmed that it is the largest yet. Administrator Irizarry stated that

we are presenting a balanced budget. Administrator Irizarry stated that another area in revenues that has increased is Building Permits. Commissioner Hines asked if the Fire Department was included. It was determined that it was not in the package. Deputy Clerk, Allyson Stephens made copies for the Board. Commissioner Hines asked why the Library had asked for an increase. Administrator Irizarry stated that the Library wanted to be open on Saturdays and increase their wages. Chairman Neely-Hadley stated that the Library in Manchester is doing updating and renovating and it has been closed for a week. Vice Chairman Threadgill asked if this was just for the Board to review and be brought back for approval at the next meeting. Director Gregory stated that was correct. Finance Director Gregory stated that they will be working on the Fire District to reduce the expenses and the amount of transfers in. Director Gregory stated it will be a balanced budget but will require a transfer from other sources. Vice Chairman Threadgill asked where the transfers would be coming from. Director Gregory stated that it would be various funds, some from the General Fund and as expenses are lowered in the budget the number will go down. Director Gregory stated as a last resort ARP Funds could be utilized to make it up. Chairman Neely-Hadley stated the Board knew there would be a deficit. Chairman Neely-Hadley asked that the copy of the budget be given to members of the audience. Deputy Clerk Allyson Stephens made more copies and returned them to those in attendance. Director Gregory stated that there are costs in the Fire District that will probably need to be moved to the General Fund, such as utilities and insurance and several options that will be provided.

3. Authorization to work with Three Rivers Regional Commission for an update needed on the Comprehensive Plan and Short-Term Work Plan.

Administrator Irizarry stated that the Comprehensive Plan and Short-Term Work Plan is in need of an update, and she would like authorization to move forward with Three Rivers Regional Commission to do so. A motion was made by vice Chairman Threadgill and seconded by Commissioner McCoy. All were in favor.

4. Acceptance and authorize the Chair to sign an AFG assistance to Firefighters Grant

Administrator Irizarry stated that this grant was brought to the Board last minute but was a grant the County was approved for through the Assistance to Firefighters Grant and in the amount of \$104,000 with a 10% match from the County meaning we will receive \$94,954 from them and be responsible for \$9,454. Administrator Irizarry stated this will provide us with two SCBA tank refill stations as the current ones we have are approximately 13 years old. Administrator Irizarry stated this is a great grant and staff recommends approval with use of General Fund dollars. A motion was made to accept and authorize the Chair to sign the AFG Grant and with the 10% match from general funds by Vice Chairman Threadgill. This was seconded by Commissioner Plant. All were in favor.

XII. REPORT FROM COUNTY ADMINISTRATOR

Administrator Irizarry advised that Interim Fire Chief Danny Stephens wanted to make sure the Board was aware that we have had seven recruits complete Firefighter I. The seven recruits are currently in EMT school, and we are hopeful to retain them. Administrator Irizarry stated that we will be setting up a ribbon cutting for the boat ramp soon. Administrator Irizarry stated as soon as a punch list of items are completed there will also be a ribbon cutting for the fire department in Greenville. Administrator Irizarry stated that Saturday, September 17, 2022, from 12:00 p.m. to 4:00 p.m., the Meriwether County Animal Shelter will hold an event that will include stunts, actors, food trucks, and will be a big event to help with the overflow and inflow of animals at the shelter. Administrator Irizarry encouraged attendance at the event. Administrator Irizarry stated that the bridge is closed on Trammel Road and the County will have to work with and outside company to help get the bridge elevated as we don't have the equipment to get this done and we are in the process of doing that. Administrator Irizarry stated that the Manchester-Meriwether County Recreation will be hosting a Community Market on October 1 and October 2 from 9:00 a.m. to 5:00 p.m. Administrator Irizarry will make sure to get the information placed on Facebook and the County website.

XIII. REPORT FROM COUNTY COMMISSIONERS

Commissioner Hines – No report at this time.

Commissioner Plant – reminded everyone about Keep Meriwether Beautiful that will be coming up on September 24, 2022, from 8:00 a.m. to 4:00 p.m. Commissioner Plant encouraged everyone to participate and if anyone had anything that needs to be taken to the dumpsters and whatever we do, please do not litter.

Commissioner McCoy – no report at this time.

Vice Chairman Threadgill- No report at this time.

Chairman Neely-Hadley- Asked what other ways residents could access Trammel Road. Mr. Bill Cawthorne stated residents could access off of Hwy 18 as they were heading to Pine Mountain and access off of County Line Church Road. Chairman Neely-Hadley asked if there had been any calls from the residents. Mr. Cawthorne stated he sent an email to Ms. Little, and she responded. Chairman Neely-Hadley reminded everyone that Warm Springs will have their annual Harvest Hoe Down on Saturday, October 8, 2022, and Sunday, October, 9, 2022.

XIV. REPORT FROM COUNTY ATTORNEY

Attorney Nathan Lee has no report however, there was a need for Executive Session to discuss Personnel and Litigation.

XV. EXECUTIVE SESSION

A motion was made by Chairman Threadgill and seconded by Commissioner McCoy to go into Executive Session at 9:30 a.m. to discuss Personnel and Litigation. All were in favor. A motion was made by Vice Chairman Threadgill and seconded by Commissioner McCoy to go back into Regular Session at 10:50 a.m. Commissioner Hines left meeting during Executive Session. Chairman Neely-Hadley stated there was action taken in Executive Session. A motion was made by Vice Chairman Threadgill and seconded by Commissioner McCoy to contract with an independent contractor for Fire Marshal services. All were in favor.

XVI. FUTURE MEETINGS & NOTICES

Chairman Neely-Hadley announced Future Meetings and Notices prior to Executive Session. Regular Meeting September 27, 2022, 6:00 p.m.

XVII. ADJOURNMENT

Motion was made by Vice Chairman Threadgill and seconded by Commissioner McCoy to adjourn at 10:52 a.m. All were in favor.

Approved by: Majority vote of the Board of Commissioners

Attest: Allyson G. Stephens

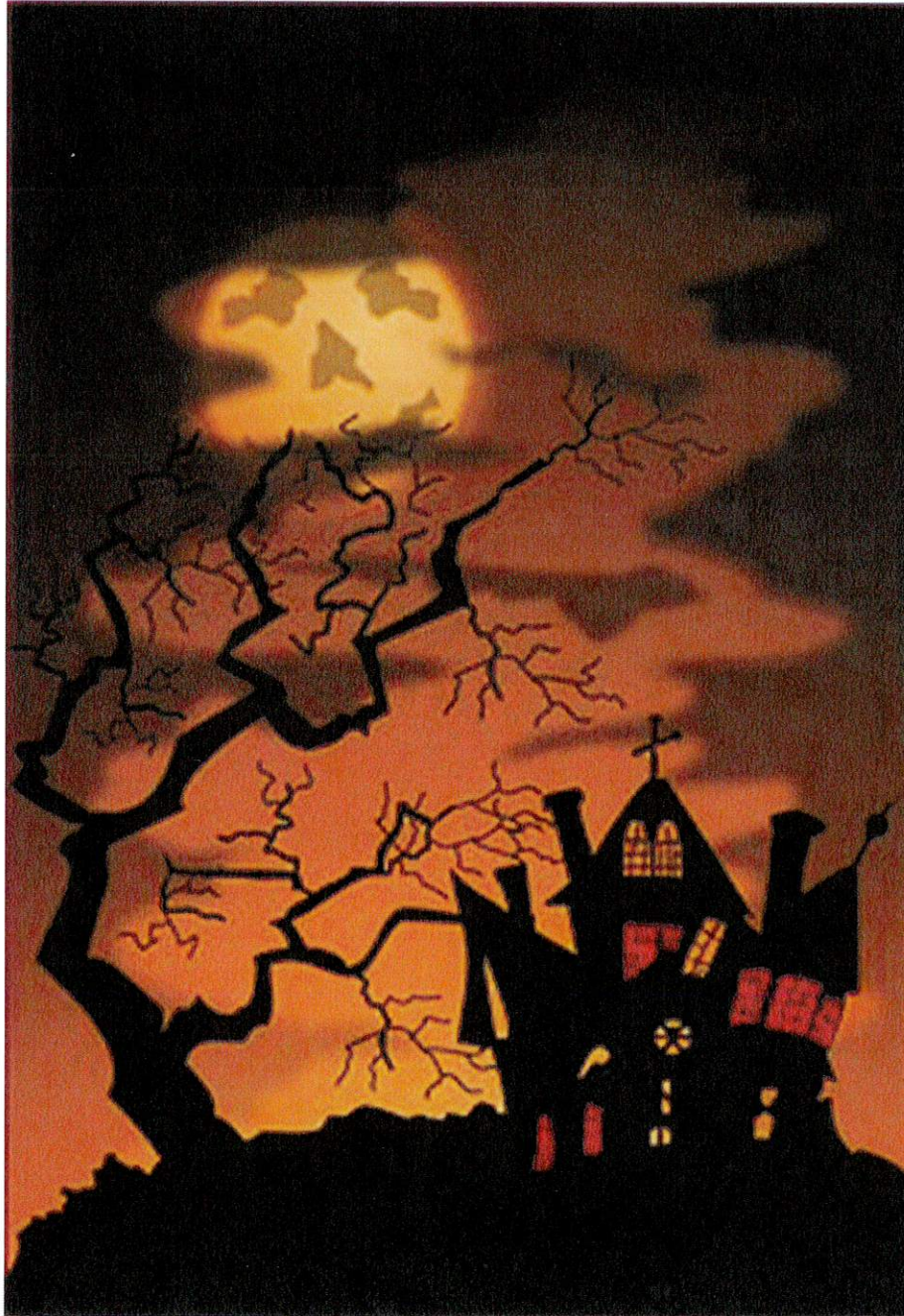
Date: September 27, 2022

MMCRD HAUNTED GYM

October 29, 2022

Starts @ 6:30pm

18425 MAIN ST. WOODBURY, GA.



MMCRD HAUNTED GYM