

MINUTES
SEMINOLE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY WORK SESSION
BEALL CENTER
TUESDAY, SEPTEMBER 9, 2025
5:00 P.M.

The Seminole County Board of Commissioners held their Regular Monthly Work Session on Tuesday, September 9, 2025. The meeting was held at the Beall Center. Those present were Chairman Shelia Williams, Vice Chairman Darius Culverson, Commissioner Jeffrey Braswell, Commissioner Mark Spooner, Commissioner Brenda Williams, and County Manager Paula Granger. The agenda for the regular monthly meeting was discussed with no action taken.

MINUTES
SEMINOLE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING MINUTES
BEALL CENTER
TUESDAY, SEPTEMBER 9, 2025
6:00 P.M.

The Seminole County Board of Commissioners held their Regular Monthly Meeting on Tuesday, September 9, 2025. The meeting was held at the Beall Center. Those present were Chairman Shelia Williams, Vice Chairman Darius Culverson, Commissioner Jeffrey Braswell, Commissioner Mark Spooner, Commissioner Brenda Williams, and County Manager Paula Granger.

Chairman Williams called the meeting to order.

The invocation was given by Commissioner Jeffrey Braswell followed by the Pledge of Allegiance. Roll call was conducted, and a quorum was established.

Approval Of Agenda

An amendment was requested to add item B under Citizen Comments.

Motion to amend the agenda to add Citizen Comments, Dr. Amanda Moulton, was made by Commissioner Brenda Williams, seconded by Commissioner Braswell, all in favor, motion passed.

Citizen Comments

Realtor Ms. Sarah Avery addressed two matters. First, she encouraged the Board of Commissioners to address the ordinance on recreational vehicles with the zoning board as soon as possible. She noted that having regulations consistent with surrounding communities would be helpful for realtors who need to provide accurate information to potential property buyers at Lake Seminole.

Second, Mrs. Avery discussed the road name issue on River Road, noting that while it is officially River Road, GPS systems and some road signs identify it as JQ Harvey Road, which causes mail delivery issues. She requested the county consider an official name change. The Board discussed that the road is currently listed as Ned Alday River Road on maps. Commissioners noted the county has an ordinance for road name changes and would investigate the process. County Attorney Mills mentioned they would need to work with DOT to update official maps. The Board also discussed safety concerns related to GPS routing and accidents at intersections on that road.

Commissioners Braswell and Spooner left the meeting.

Dr. Amanda Moulton inquired about the status of the chicken breeder farm application.

Chairman Williams explained that the application would need to go back before the zoning board. County Manager Granger clarified that public hearings had been cancelled at the applicant's request, and new dates would be set for October, likely October 13th and 14th. Dr. Moulton asked if the county had completed any research on the implications of approving the conditional use permit. Chairman Williams responded that she had not seen anything, explaining that the county only needs to determine if the application meets county regulations. Dr. Moulton then restated that no independent research on the negative impact to this county has been done for the impact on the environmental, health and community of Seminole County.

Dr. Moulton asked if she could schedule a meeting with County Manager Granger to obtain an estimated delivery date of the open records requests she had submitted. County Manager Granger stated the estimated delivery dates were included in the seven letters/responses previously submitted to Dr. Moulton. County Manager Granger stated open records requests usually flow through the County Attorney before being released. County Manager Granger confirmed she would accommodate Dr. Moulton with a meeting if she desired one.

Dr. Moulton also questioned why planning and zoning board meetings were scheduled one day before Board of Commission meetings, suggesting this timing does not allow adequate time for research. Chairman Williams explained this has been the standard procedure and noted that with recent postponements, there has been ample time for research.

When asked about potential conflicts of interest for Commissioners Braswell and Spooner regarding the chicken breeder house application, Chairman Williams stated this had not been discussed in an official county meeting. Dr. Moulton asked if the commissioners had been instructed to recuse themselves, and it was clarified that while they had recused themselves, this was based on guidance from the county attorney rather than a board directive.

Commissioners Braswell and Spooner reentered the meeting.

Constitutional Officer/Department Manager/Officials/Authority Updates

Mr. Kale King, EMA Director/Volunteer Fire Chief, provided updates on the fire department's activities for August, reporting 27 total calls: 2 structural fires, 3 vehicle crashes, 2 vehicle fires, 2 activated alarms with no fire found, 4 brush fires, 4 miscellaneous calls, and 10 medical calls. He reported that the department had received 4 new volunteers the previous Thursday: 1 for Spring Creek Station, 1 for Iron City, and 2 for Donalsonville. Mr. King discussed the recent ISO inspection, noting that while they were waiting for the official letter, there was a possibility of improving from the current Class 9 rating to a Class 8. He explained that maintaining a minimum of 4 firefighters at every structure fire was crucial for this rating, and while they had barely met this threshold at several fires last year, the new volunteers would help maintain this requirement. Vice Chairman Culverson noted the department's improvements, particularly in equipment maintenance. He mentioned that as the newly appointed EMA Director, Mr. King, had received a new bright red truck, which reflected well on Seminole County.

County Attorney Report

Status Report

County Attorney Mills reported that the election lawsuit filed against every county in Georgia was dismissed by the trial court on August 21st, but the plaintiff filed an appeal seven days later. He explained that one lead counsel had been designated to handle the appeal response for all counties. He also reported that Bushel and Peck was served on August 12th, with no response filed yet. They have 30 days from the date of service to respond or be in default.

Airport Property

County Attorney Mills reported that he had spoken with GDOT regarding the airport property. He expressed concerns about language added regarding the City of Donalsonville's role in shared expenditures that exceed airport revenues. He recommended an intergovernmental agreement (IGA) that would include oversight and budget discretion. When asked about historical airport expenditures, commissioners noted that the airport was self-sufficient, with only building insurance typically covered by the city. County Attorney Mills indicated that he had discussed

the matter with City Attorney Chip Stewart and believed they were aligned on the approach, noting that an IGA needed to be finalized soon as it was holding up funding. Motion to approve moving forward with drafting an IGA for the airport that includes oversight and budget discretion was made by Commissioner Mark Spooner, seconded by Commissioner Brenda Williams, all in favor, motion passed.

FLOST Agreement

County Attorney Mills informed the Board that they had missed the deadline set by the Board of Elections for the FLOST referendum, as an IGA agreement was not reached with the City of Donalsonville. He noted that they could revisit this for the March 2026 election if they continued working toward a negotiated agreement for the IGA distribution program.

Fireworks Contract

County Attorney Mills reported that they had approached the city about being a participant as a sponsor since they would benefit from the fireworks. He noted that the City Attorney, Chip Stewart, had raised concerns about the contract, and a redraft had been prepared but still needed some adjustments. County Attorney Mills recommended following Mr. Stewart's lead in finalizing the contract.

Lease Agreement With EDA

County Attorney Mills apologized for not having the lease agreement completed, mentioning that Sarah Avery had contacted him and there were a couple of typographical changes that needed to be made before finalizing the document.

Hotel/Motel Tax

County Manager Granger mentioned the hotel/motel tax was discussed back in March or April, and she had spoken with someone at the Georgia Department of Revenue. She reported that approximately \$5,000 had been collected from January through June, but it was unclear where the money was being distributed as it did not come to the county. County Manager Granger stated the GDOR is researching this issue, and she will continue to coordinate with the Department of Revenue to resolve the matter. The Board expressed interest in moving forward with investigating the distribution of the funds being collected.

Open Record Requests

County Attorney Mills noted that he was working with administration regarding responses to open records requests.

Financial Statements, Minutes, Overtime Reports

Financial Reports for August 2025

The financial reports were reviewed by commissioners prior to the meeting. The financial reports were reviewed by commissioners prior to the meeting. No changes or deletions were noted. A motion to approve financial reports as presented was made by Commissioner Jeffrey Braswell, seconded by Commissioner Brenda Williams, all in favor, motion passed.

Minutes For Public Hearings, Special Called Meetings, And Regular Monthly Meetings

The minutes were reviewed by commissioners prior to the meeting. No changes or deletions were noted. Motion to approve minutes as presented was made by Commissioner Jeffrey Braswell, seconded by Commissioner Brenda Williams, all in favor, motion passed.

Overtime Reports

The overtime reports were reviewed by commissioners prior to the meeting. No changes or deletions were noted. Motion to approve the overtime reports as presented was made by

Commissioner Jeffrey Braswell, seconded by Commissioner Brenda Williams, all in favor, motion passed.

Unfinished Business

Civic Plus Training/County Website

County Manager Granger reported that Civic Plus training was ongoing.

CHIP Update

County Manager Granger reported that CHIP construction would begin on September 22nd on the Gray property. For the other three properties, they were waiting on dates from contractors before work could start.

FEMA Appeal

County Manager Granger reported that Special Shealy, their contact person with GMC, was no longer with the company. They had been assigned a new account representative as of that day who would take over handling the appeal.

CDBG MIT / CDBG DR

For the CDBG MIT project, County Manager Granger explained this was for the bridge replacement on Hebrew Road. Bid opening occurred on August 26th, with details to be discussed under New Business. Regarding the CDBG DR project, she reported that DCA had notified them the previous week that they needed to acquire right-of-way for at least 75% of the 87 properties on Riverside Acres, Fisherman Lane, and Galilee Church Road. She stated they would meet that requirement by the end of the week, with approximately 8 properties requiring condemnation proceedings. The County Attorney added that they were preparing petitions and supporting documents for declarations of taking, which would be filed before the end of the week. He explained that while the title to the properties would be transferred to the county, determining the value would be a separate issue. Most parcels had a relatively small value of \$400 - \$500. County Manager Granger emphasized that DCA had warned that if they did not have this in place by Friday, they would recommend rescinding the offer and taking back the \$1.5 million grant. She noted that the project involved 1.8 miles of paving from Galilee Church Road through Riverside Acres and Fisherman Lane out to Highway 253, with an estimated cost of approximately \$2 million. She hoped that leftover funds from the Hebrew Road project could be applied to this project.

Peterson Tax Payments

It was noted that this matter was on hold.

New Business

Ovarian Cancer Proclamation

Commissioner Braswell spoke about the importance of the ovarian cancer proclamation, explaining that he had received an email in March requesting sponsorship for September. He shared that he lost his first wife to ovarian cancer, who was diagnosed at stage 3C. He noted that ovarian cancer presents few symptoms, has no screening process, and only 50% of those diagnosed live beyond five years, with his wife falling just short of that mark. A motion to adopt the Ovarian Cancer Proclamation was made by Chairman Williams, seconded by Commissioner Spooner, all in favor, motion passed.

Southwest Georgia Regional Commission 5311 Resolution

County Manager Granger explained that this was an annual renewal for the transit buses through the regional commission. Chairman Williams provided additional information about the transit service, noting that more buses were purchased and several more buses were being rewrapped to

look like proper transit buses. She explained that the service would pick up residents for various purposes, not just medical appointments, including grocery shopping and doctor visits. Some riders pay while others qualify for free service based on income. She emphasized the importance of utilizing this service, as continued grant funding depended on usage. She noted that the service was wheelchair accessible and that the college paid for student transportation to school. The Board discussed ways to better publicize the service, including through the county website and local paper, as the information was not widely known. Chairman Williams agreed to obtain and distribute the contact information. A motion to continue supporting the 5311 Resolution was made by Chairman Williams, seconded by Commissioner Spooner, all in favor, motion passed.

CDBG MIT Contract Award

County Manager Granger presented two bids received for the CDBG MIT project: Southern Concrete, \$759,874.70, and Oxford Construction, \$911,888.30. She recommended selecting Southern Concrete as the low bidder. A motion to accept the bid from Southern Concrete for the Hebrew Church Road Bridge contract was made by Commissioner Braswell, seconded by Commissioner Spooner, all in favor, motion passed.

Transfer Station Equipment Purchase

County Manager Granger reported that their equipment used for pushing garbage at the Transfer Station was out of service and presented quotes for replacement equipment: a 2019 Telehandler from DeMott Machinery for \$31,500 and a 2017 Genie from John Deere for \$34,900. She recommended purchasing the one from DeMott Machinery using general fund money, noting that tires and the bucket from the existing equipment would fit this model. A motion to purchase the equipment from DeMott Machinery was made by Commissioner Spooner, seconded by Vice Chairman Culverson, all in favor, motion passed. A motion to surplus existing equipment was made by Chairman Williams, seconded by Commissioner Brenda Williams, all in favor, motion passed.

Announcements

Safety Coordinator Training, September 17-18, 2025, Gainesville, GA

County Manager Granger announced she would be out of town the following week attending safety coordinator training in Gainesville, which was required by the county's insurance company.

ACCG Bus Tour, September 29-30, 2025, Forsyth, GA

County Manager Granger announced the ACCG bus tour would take place September 29-30, departing from Forsyth. She requested that commissioners inform her that evening if they wished to attend so she could make reservations.

ACCG Conference, October 8-10, 2025, Jekyll Island

County Manager Granger announced the ACCG conference would be held October 8-10 at Jekyll Island.

Farm Tour, October 17, 2025

County Manager Granger announced the farm tour was scheduled for October 17 and asked interested commissioners to let her know so she could sign them up.

Harvest Festival, October 18, 2025

County Manager Granger announced the Harvest Festival would be held on October 18.

Adjournment

Motion to adjourn was made by Vice Chairman Culverson, seconded by Commissioner Spooner, all in favor, motion passed.