MINUTES
SEMINOLE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY WORK SESSION
SEMINOLE COUNTY COURTHOUSE
SUPERIOR COURTROOM
TUESDAY, OCTOBER 14, 2025
5:00 P.M.

The Seminole County Board of Commissioners held their Regular Monthly Work Session on Tuesday, October 14, 2025. The meeting was held at the Seminole County Courthouse in the Superior Courtroom. Those present were Chairman Shelia Williams, Vice Chairman Darius Culverson, Commissioner Brenda Williams, and County Manager/Clerk Paula Granger. Commissioners Mark Spooner and Jeffrey Braswell were not present. The agenda for the regular monthly meeting was discussed with no action taken.

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Chairman Williams called the meeting to order.

The invocation was given by Commissioner Brenda Williams followed by the Pledge of Allegiance.

Roll call was conducted. A quorum was established. Commissioner Jeffrey Braswell was not present.

Approval of Agenda
A motion to amend the agenda to add item 13d. Kale King was made by Vice Chairman Culverson, seconded by Commissioner Brenda Williams, all in favor, motion passed.

Executive Session
Chairman Williams requested a motion to enter executive session due to threatened litigation. Vice Chairman Culverson made a motion to enter executive session, Commissioner Brenda Williams seconded the motion, all in favor, motion passed.

There being no further business to discuss in executive session, Vice Chairman Culverson made a motion to end executive session and reenter regular meeting, Commissioner Brenda Williams seconded the motion, all in favor, motion passed. No action was taken.

Zoning Request

Commissioner Spooner left the meeting.

Luu Trinh Joint Spousal Revocable Living Trust
Chairman Williams addressed the board regarding potential action following the executive session. She asked whether any action was to be taken and explained that the board had decided to table the conditional use permit at this time. Chairman Williams stated that the board felt there was a significant amount of new information presented during the previous and current meeting that had not been previously considered, and that they needed more expert information before making a decision. She clarified that the board would review the ordinance requirements of concern and would request additional information from both sides to ensure that any decision is

based on factual, verifiable evidence rather than opinions or assumptions. Chairman Williams emphasized the need for thorough evaluation before moving forward. A motion to table the conditional use permit for further review was made by Chairman Williams and seconded by Vice Chairman Culverson, all in favor, motion passed.

Commissioner Spooner reentered the meeting.

Citizen Comments

Debbie Weeks

Ms. Debbie Weeks was not present to make comments.

David Faircloth

Mr. Faircloth spoke about the importance of maintaining county roads for safety reasons, specifically Faircloth Road. He emphasized that if roads were not properly maintained and emergency vehicles could not access them, resulting in a death, the county would bear responsibility. He added that even sheriff's deputies' vehicles could be damaged on poorly maintained roads, concluding, "It's just common sense."

Rob Blackburn

Mr. Rob Blackburn addressed an issue regarding Faircloth Road maintenance. He clarified that contrary to what had been claimed, he and his family owned approximately three-quarters of the property along both sides of the road. He stated that a woman had falsely claimed to have permission to speak on behalf of all landowners. Mr. Blackburn presented a letter signed by "every single person that owns an inch on that road except for Debbie Weeks," thanking the Seminole County Road Department for their services and requesting continued road maintenance.

Constitutional Officer/Department Manager/Officials/Authority Updates

Ms. Paula Whaley, 911 Coordinator

Ms. Whaley reported that during the August meeting, she had provided two quotes to update the County's GIS and mapping system. The matter had been tabled at that time, and she was absent from the following month's meeting due to training. Upon review of the two quotes, Ms. Whaley stated that one proposal appeared to be approximately \$30,000–\$35,000 higher than the other. After examining the details, she determined that the higher quote from GeoComm included an optional feature costing approximately \$15,000–\$16,000 and also covered a two- to three-year maintenance agreement, which the other quote did not include. When those optional costs were removed, the GeoComm quote actually came in slightly lower than the competing proposal. Chairman Williams asked Ms. Whaley whether the proposed system would be compatible with the Next Generation 911 (Next Gen 911) system, emphasizing that the County should not purchase any software that would be incompatible. Ms. Whaley confirmed that it is fully compatible and explained that this upgrade is the first step in preparing for Next Gen 911, noting that accurate GIS data points are essential for system implementation. Vice Chairman Culverson asked whether this system would also help support Jackson County and other nearby counties. Ms. Whaley explained that one of the requirements for Next Gen 911 is the establishment of accurate county boundaries, and that neighboring counties such as Decatur, Jackson, and Houston have already adopted GeoComm. She also shared that she recently learned Seminole County's border lies within approximately 400 feet of Gadsden County, further emphasizing the importance of properly defined boundaries. Commissioner Culverson acknowledged that Jackson County currently assists Seminole County with 911 support and stated that adopting GeoComm would allow Seminole County to reciprocate that support. Ms. Whaley recommended that the County proceed with purchasing GeoComm. Chairman Williams stated that all quotes had been reviewed and, given that the current mapping system is outdated, the County should not delay making a decision. Ms. Whaley clarified that the GeoComm purchase price is \$91,363, and funds may be available in the 911 Fund to cover the cost. The County Manager confirmed she would check the fund balance. Ms. Whaley also noted that GeoComm requires 50% payment upon signing the contract and 50% upon project completion, and that the total cost might be reduced if the County elected to drop or defer the one- and two-year maintenance plans included in the quote. Chairman Williams instructed Ms. Whaley to obtain a final purchase price and provide it to the County Manager for review to determine if sufficient funds are available in the 911 account. Vice Chairman Culverson made a motion to table a vote on the purchase of GeoComm

until the next monthly meeting pending confirmation of funding availability and final pricing. Motion was seconded by Commissioner Brenda Williams, all in favor, motion passed.
Ms. Whaley noted that Seminole County is in a unique situation as one of only three counties in Georgia that borders two other states. Ms. Whaley reported that she recently met with the Georgia House and had provided commissioners with a copy of the speech she presented during that meeting. Vice Chairman Culverson commended Ms. Whaley on writing an excellent speech. Vice Chairman Culverson then asked whether the State of Georgia was being asked to assist with funding. Ms. Whaley confirmed that funding assistance was one of the primary purposes of the meeting, explaining that discussions focused on upgrading infrastructure and communication lines essential to 911 operations. Chairman Williams added that during the recent ACCG meeting, one of the top concerns raised was for legislators to develop a plan to finance and potentially cover a portion—or all—of the costs associated with the necessary upgrades.
Ms. Whaley noted that Cobb County implemented its system independently and currently pays approximately $300,000 annually solely for system maintenance. Vice Chairman Culverson stated that no official deadline has been set by legislators for providing financial assistance toward these upgrades. However, he expressed optimism that continued discussions may lead to a funding plan to help counties manage the significant expense. Chairman Williams agreed, remarking that legislators will likely not make any final decisions until next year, when the House and Legislature reconvene. Ms. Whaley also shared that under the current House bill, there is a proposal to allocate 911 fees toward police officers' annuity and benefit funds. She explained that dispatchers were added to that system a few years ago but cannot retroactively purchase prior service time as officers can. Additionally, dispatchers already contribute a substantial amount to the Peace Officers' Annuity and Benefit Fund. She emphasized that 911 fee revenues should not be diverted to further support that fund, as doing so would negatively impact local 911 operations and budgets.

Mr. Greg Long, Code Enforcement Officer
Mr. Long reported on issuing 6 permits during the month. He completed final inspections on 3 residential properties. Mr. Long approved 4 mobile setups, issued 7 code violations, and worked on follow-ups to previous code violations. Finally, Mr. Long reported working on tasks related to the Minh Luu permit application.

Ms. Sarah Avery, EDA Director
Ms. Avery briefly mentioned the revised lease agreement with EDA. When called to speak at the front, she mentioned that she would call the County Manager in the morning regarding the July Fourth fireworks contract.

Mr. Kale King, EMA Director
Mr. Kale King, EMA Director, reported that the School Safety Plan documentation has been submitted to the State through the WebEOC system. This update covers the Seminole County School System. EMA staff are also in the process of updating community medical support personnel information and strengthening coordination with local nurses and other support functions. In September, the EMA Director and Deputy Brandon Lane attended Emergency Operations Center interface training related to the Incident Command System in Coweta County. Further training sessions are scheduled in January in Forsyth, specifically focused on resource management and Emergency Operations Center operations. Last Thursday, EMA participated in the quarterly regional meeting in Camilla, during which they received updated information on Georgia's Search and Rescue Teams (GSAR), including available assets and the proper process for requesting such resources when needed. The Georgia State Patrol delivered a presentation on aviation support capabilities as well. The Fire Department responded to 32 calls over the past month, including brush fires, structure fires, vehicle fires, medical calls, and two vehicle accidents. Three mutual aid responses were provided in Jackson County, including a significant fire involving two homes and approximately ten acres. Seminole County volunteers were able to take command of one fully involved structure and provide additional suppression support on the second. Cooperation and information exchange occurred with Sneads Fire Department and Jackson County's Operations Chief, and discussions are underway to draft mutual-aid agreements to ensure efficient resource deployment in future incidents. Regarding volunteers, Lt. Michael Smith has assumed responsibility for training at the Spring Creek Station, and all seven volunteers there completed their required annual training two months ago. Additional volunteer training remains ongoing at other stations. Fleet status was reviewed. Truck 44 has been repaired following an air-box failure and has returned to service. One truck remains in the shop but is

expected to be operational by the end of this week. Truck 23 is currently receiving replacement of its failed clutch. Once repairs are complete, all apparatus should be fully functional. Grant opportunities are moving forward. A second grant application totaling up to $25,000 is expected to open in January, along with the Firehouse Subs grant, which is over $30,000. Vice Chairman Culverson stressed the importance of keeping up with grant deadlines in order that funding opportunities are not lost. He mentioned some fire departments missed grant funding because they did not apply. Mr. King stated he will monitor federal grant updates and deadlines in order to obtain funding. Chairman Williams asked Mr. King the status of any crisis planning the EMA office might have. Mr. King indicated the EMA office is coordinating with the Seminole County School System to finalize details for an upcoming active-shooter response exercise. Chairman Williams stated cybersecurity remains a growing area of concern as highlighted in recent state-level briefings. Mr. King indicated the EMA office has some cybersecurity mitigation plans for training through the sheriff's office; however, final procedures/plans have not been implemented yet. Concerning ISO ratings, the department anticipates improvement due to updated water access assessments. The county is awaiting official notice from ISO, and the ability to use Lake Seminole as a drafted water source is under review pending low-water-level documentation. If approved, the drafting point and potential new hydrant locations could provide significant benefit for insurance classifications.

Ron Foskey
Mr. Foskey reported that staff recently visited Seminole County High School to focus on civics education, voter registration, and student engagement. Eighteen students expressed interest in serving as poll workers, and efforts are underway to certify those candidates. Two poll worker training sessions were held during the past month, resulting in certification of 28 new poll workers, which Mr. Foskey expressed satisfaction with. He reported that Iron City had to cancel their election due to a lack of qualifying candidates, noting that only one candidate submitted for the available position. Caleb Alligood and Linda Moulton are the two new members. He stated that Seminole County continues to maintain an active and reliable pool of elections staff and Board of Elections members. Mr. Foskey noted that the required Logistics and Accuracy training of all voting equipment was successfully completed in just one day rather than the usual two days. The goal for the next election cycle is for he and Mike to complete the testing independently, which would save approximately $4,500 in outside expenses. He attended the Region 12 Elections Officials Committee meeting and shared key updates, including changes to the handling of candidate financial disclosure reports. These reports will now be processed exclusively through the State Ethics Office rather than the local elections office. Officials are encouraged to begin preparing early to ensure compliance. Following that meeting, Mr. Foskey was selected to serve as the Legislative Committee representative for the region. Commissioners congratulated Mr. Foskey on his nomination. Early voting began today, running from October 14 through October 31. There were 39 in-person voters on the first day and seven absentee-by-mail ballot requests recorded so far. The office continues to receive frequent public information requests from political parties and outside organizations such as Ballotpedia. Requests have included sample ballots and weekly early voter reports. Mr. Foskey confirmed that the Secretary of State's website updates early voting data nightly at 2:00 a.m. and directed requestors to reference that system. Regarding budget planning, Mr. Foskey explained that he is reviewing current expenditures and projecting the impact of three scheduled elections occurring within the same fiscal year. Redistricting-related costs have also factored into expenses. His goal is to present a clear and accurate budget projection for year-end. He also noted ongoing management of absentee ballots for the upcoming November election.

County Attorney Report

Status Report
The County Attorney provided a brief update on ongoing legal matters. The Favorito lawsuit has been fully dismissed, and the related appeal was dismissed approximately one week ago. A default judgment has been filed against Bushel and a Peck, and the court is expected to formally enter that judgment within the next few days. Progress continues on Galilee Road right-of-way acquisitions. Several parcels have either closed or are in the closing process, signed deeds are being returned, and multiple Declarations of Taking have already been executed. Once filed, title to those right-of-way parcels will transfer to the County.

Revised Lease Agreement with EDA

Revisions to the lease have been returned by the EDA Director, Sarah Avery. Additional edits are being finalized and will be brought back to the board for approval once complete.

Annexation – Oakview Church / Post Road; Hwy 91 ALT; Ash Crossing
This topic was acknowledged as an active matter under review. Updates will continue to be provided as the annexation discussions progress.

Airport Property
The City of Donalsonville has approved the IGA related to the FAA Airport Grant. The revised language has been reviewed by both the County and City attorneys to ensure liability limitations and overall compliance. It was noted that the attorneys will request the board review the broader Airport IGA in more detail at a future meeting. Following the recommendation of counsel, the board approved the IGA to allow grant activities to proceed. A motion to approve the IGA was made by Commissioner Brenda Williams, seconded by Vice Chairman Culverson, all in favor, motion passed.

SPLOST
In reference to House Bill 581, the earliest date for the next SPLOST referendum would be March 17th. To meet this timeline, the County must reach an Intergovernmental Agreement (IGA) with the city by mid-January, at the latest. The board will continue to plan accordingly over the coming months.

Fireworks Contract (2016)
The County Attorney and the City Attorney are jointly reviewing the existing contract and pursuing necessary clean-up revisions through negotiation. Once finalized, recommendations will be presented to the board before approval is requested. Sarah Avery noted our fireworks spot was being held until tomorrow and she needed a final answer by then to meet the deadline. Attorney Mills stated he would contact City Attorney Chip Stewart and finalize a recommendation.

Financial Statements, Minutes, Overtime Reports
Chairman Williams stated that the financial statements, meeting minutes, and overtime reports were provided to the board electronically and have been reviewed. All budget areas are currently within approved limits. Commissioner Mark Spooner made a motion to approve financial statements, minutes, and overtime reports. Commissioner Brenda Williams seconded the motion, all in favor, motion passed.

Unfinished Business
County Manager Granger reported that CivicPlus training continues each week, with Deanne and Greg actively participating.

Construction has begun on two CHIP program properties located at 7107 Highway 39 and 3618 Grant Graham Road. A first drawdown request in the amount of $20,000 has been submitted for the project.

Regarding the ongoing FEMA appeal, the County's original representative with GMC is no longer with the firm, and a new agent has been assigned. She is currently assessing the appeal status and working to reopen the opportunity for continued review by FEMA. Ms. Granger stated she is prepared to reach out to Congressman Bishop or others if needed to ensure the appeal proceeds. Chairman Williams responded that she should move forward with making those contacts if necessary.

Updates were provided on various grant projects. The CDBG-MIT project for Hebrew Road is scheduled for a pre-construction meeting on Thursday, October 16, and work should begin soon thereafter. The CDBG-DR project bid opening is scheduled for tomorrow at 11:00 a.m. Only one company has requested and received the drawings, so that will be the single bid for consideration at the next board meeting.

Finally, Ms. Granger noted that the Peterson tax payments continue to be on hold at this time.

New Business

Board of Equalization Property Appeals
County Manager Granger reported that Miller County contacted Seminole County to request assistance from the Board of Equalization for 2024 property appeals. Seminole County previously supported Miller County in 2022. After consultation with Ms. Earlene Bramlett, Miller County officials, and Attorney Mills, the prior agreement was updated with current dates and terms. Ms. Earlene Bramlett has reviewed the revised contract and is comfortable with it. Miller County currently has three members on its board; however, one has not yet obtained the required certification. Seminole County will remain on standby to provide support if needed. Compensation for participation will be $100 per diem for each board member and $125 per diem for the Secretary of Appeals. The goal is to complete the work by the end of December, or sooner if all cases are resolved. Chairman Williams made a motion to enter into the agreement with Miller County. Commissioner Spooner seconded the motion, all in favor, motion passed.

Millage Rate
County Manager Granger reported that updated rollback rate information was provided to the board for review. The County's tax digest increased by $22,338,248. The current millage rate is 17.111 mills, while the calculated rollback rate is 16.509 mills, representing a decrease of 0.602 mills. Adopting the rollback rate would reduce County revenues by approximately $222,000. County Manager Granger recommended holding a work session followed by a called meeting to review the revenue impacts in comparison with the current budget. She suggested Thursday, October 23, but advised that the board may select another date if needed. She noted that adopting any rate above the rollback rate of 16.509 mills will require three public hearings. County Manger Granger recommended maintaining the current 17.111 millage rate, pending full financial review. Commissioners agreed to coordinate with the County Manager to determine a suitable meeting date based on their schedules.

Georgia Pines Community Service Board Reappointment
County Manager Granger stated that Mrs. Rosalind Culverson currently represents the County on the Georgia Pines Community Service Board and requested her reappointment. Chairman Williams made a motion to reappoint Mrs. Culverson to the Georgia Pines Community Service Board. Chairman Brenda Williams seconded the motion, all in favor, motion passed.

Georgia Department of Transportation Burl Lane Road Memorandum of Agreement
County Manager Granger reported that GDOT will be replacing the bridges on Burl Lane Road and presented a memorandum agreement required for the project to proceed. Commissioner Mark Spooner made a motion to approve the agreement with the State of Georgia for the Burl Lane Road bridge replacement project. Chairman Williams seconded the motion, all in favor, motion passed.

Alcohol License – Pops Dockside Grill, LLC
County Manager Granger presented an alcohol license application for Pops Dockside Grill. The new owner, Mr. Jared Allison, has met all requirements for the on-site sale of beer, wine, and liquor. Vice Chairman Culverson made a motion to approve the alcohol license for Pops Dockside Grill. Commissioner Spooner seconded the motion, all in favor, motion passed.

Restroom Repairs – Reynolds Landing
County Manager Granger reported that restroom interiors at Reynolds Landing Park are in need of significant routine repairs. One quote has been received from Big R in the amount of $10,173.17. Big R has previously completed satisfactory work for the County.

Vice Chairman Culverson asked whether the repairs were related to vandalism; Mrs. Granger clarified that the repairs are due to routine wear. Vice Chairman Culverson made a motion to approve the restroom repairs at Reynolds Landing Park. Commissioner Brenda Williams seconded the motion, all in favor, motion passed.

Sale of County Tax Lien Properties
County Manager Granger reported that the County holds multiple properties acquired through tax sales that were not purchased. She requested authorization to pursue sale of these parcels in accordance with legal guidance, so they may be returned to the tax digest. County Attorney Mills will consult with the County Manager on appropriate procedures.

Chairman Williams made a motion to follow legal counsel and proceed with disposition of tax sale properties. Commissioner Brenda Williams seconded the motion, all in favor, motion passed.

UGA Extension - Memorandum of Understanding
County Manager Granger presented the annual renewal of the Memorandum of Understanding with the University of Georgia for Cooperative Extension services and personnel. Chairman Williams made a motion to renew the contract with UGA Extension Services. Commissioner Spooner seconded the motion, all in favor, motion passed.

McCord Contract Floors, Inc.
County Manager Granger reported visible damage to flooring at the courthouse and the Board of Commissioners' office caused by equipment delivery tracks from a copier vendor. The company has agreed to pay a portion of repair costs, though the percentage has not yet been determined. McCord Contract Floors, Inc. has submitted a quote. Before moving forward, Mrs. Granger intends to review a courthouse project completed by McCord in Marianna for quality assessment. She noted that the courthouse foyer hardwood floors have not been replaced in approximately 14–15 years and require full-area replacement for uniform appearance. Chairman Williams made a motion to proceed with the review of McCord Contract Floors' previous work, and if satisfactory, to move forward with scheduling installation and/or repairs to courthouse hardwood flooring. Commissioner Brenda Williams seconded the motion, all in favor, motion passed. Vice Chairman Culverson noted that the agreement must be clearly documented, including the percentage to be paid by the company responsible for damages. Vice Chairman Culverson stated the vendor should be responsible for 100% of the damaged area.

Announcements
County Manager Granger reported that the annual Farm Tour is scheduled for Friday, October 17th, and those who requested to participate have been signed up. She also noted that the Harvest Festival will take place on Saturday, and the County will have a float in the parade available for anyone wishing to ride. Vice Chairman Culverson proposed scheduling the County's annual Thanksgiving meal on the same week as in prior years, specifically the Thursday before Thanksgiving Day. He recommended purchasing smoked pork chops for Bobby and Richard of the Road Department to grill, with County employees responsible for bringing covered dishes to complete the meal. County Manager Granger confirmed she will make the necessary arrangements for the Thanksgiving meal, which will be held at 12:00 p.m. on November 20, 2025, at the Beall Center.

Adjournment
With no further discussion, the meeting was adjourned with a motion by Commissioner Brenda Williams and a second by Vice Chairman Culverson. All in favor, motion passed.