

MINUTES
SEMINOLE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY WORK SESSION
BEALL CENTER
TUESDAY, AUGUST 12, 2025
5:00 P.M.

The Seminole County Board of Commissioners held their Regular Monthly Work Session on Tuesday, August 12, 2025. The meeting was held at the Beall Center. Those present were Chairman Shelia Williams, Vice Chairman Darius Culverson, Commissioner Mark Spooner, Commissioner Brenda Williams, and County Manager Granger/Clerk Paula Granger. Commissioner Jeffrey Braswell was absent. 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 Mayor Ron Johnson followed by the Pledge of Allegiance.

Roll call was conducted. A quorum was established. Commissioner Braswell was absent.

Approval Of Agenda

Vice Chairman Williams noted there were changes needed to the agenda. Under item 8, the Board needed to add "e. Kale King" and "f. Ron Foskey." Vice Chairman Culverson made a motion to approve the changes to the agenda with a second by Commissioner Spooner. All in favor, motion passed.

Citizen Comments

Mrs. Sheila Tindell, Purple Heart County Designation

Mrs. Sheila Tindell addressed the Board regarding the Purple Heart County designation. She shared the stories of three family members who received Purple Hearts:

Chief Yeoman Doster Lee McMullen (World War II), Corporal Charles Edward McMullen (Korean War), and Radio Man Seaman Milton Gerald "Jerry" Worrell (Vietnam War). She explained that the designation of a Purple Heart County formally acknowledges the sacrifices of military personnel wounded or killed in combat. Mrs. Tindell requested that the Board designate Seminole County as a Purple Heart County. Commissioner Spooner made a motion to approve the Purple Heart County designation with a second by Commissioner Brenda Williams. All in favor, motion passed.

Chairman Williams read the proclamation designating Seminole County as a Purple Heart County. After the proclamation was read, Purple Heart recipients in attendance were recognized and asked to stand. Mrs. Tindell presented a certificate to the Commission, and photos were taken to commemorate the occasion.

Commissioner Spooner left the meeting.

Mr. Neil Spooner, History of Seminole County

Mr. Spooner was not present.

Mr. David Kendrick, Minh Luu Development

Mr. Kendrick was not present.

Ms. Amanda Moulton, Minh Luu Development

Ms. Moulton was not present.

Mr. Richard Spooner, Permit & 911 Address

Mr. Richard Spooner expressed concern about the time it took to process his mobile home permit application. He stated that he applied for a permit on July 9, 2025, but did not receive it until July 24, 2025 - a 17-day period. He questioned whether this was normal processing time for permits in Seminole County. Mr. Spooner noted that one of the delays was due to waiting for a 911 number assignment for the property, which he felt took an excessive amount of time. County Manager Granger explained that one reason for the delay was the need to wait for legal advice from the county attorney regarding a conditional use permit request that was already in place for adjacent property. The County Manager indicated that as soon as they received an answer, they immediately contacted Mr. Spooner.

Zoning Request

County Attorney Mills addressed the Board regarding the Minh Luu zoning request. He explained that the zoning board meeting scheduled for the previous night had been canceled based on information he had received indicating that the contract between the potential purchaser and seller had expired. He clarified that he had been incorrectly informed about the expiration of the contract. It was the due diligence period that had expired, not the actual contract.

Attorney Mills explained that according to the County's Code of Ordinances, an applicant for a zoning change must be an owner of the property, have a property interest, or be the operator. Based on the information he had at the time, he advised the zoning board that the application was no longer in effect and proceeding with the hearing was not necessary.

However, Attorney Mills stated that he had spoken with Mr. Ray Spooner, the realtor involved in the case, who informed him that the contract was still valid. Given this added information, Attorney Mills indicated that the zoning board would need to reconvene to consider the application.

Attorney Mills further clarified that his recommendation would be for the applicant to file a new application, which would then go through the process again.

Commissioner Spooner rejoined the meeting.

Constitutional Officer/Department Manager/Officials/Authority Updates**Mr. Justin Odom, County AG Agent**

Mr. Odom provided an update on Seminole County 4-H programs and agricultural activities. He reported that between April and June, 36 in-club meetings were held for fifth, sixth, and seventh-grade students in the Seminole County school system, and 12 club meetings for fourth through twelfth-grade students.

He highlighted several 4-H accomplishments, including:

- Miss Cindy Meadows attending the National 4-H Conference in Washington DC as an adult chaperone.
- 12 4-H members volunteering at the Chamber of Commerce rodeo.
- The senior 4-H team placed first in the district poultry judging contest and fourth in the state.
- The shotgun team participated in district and state competitions.
- 32 4-H members attending Cloverleaf summer camp, 8 attending Junior camp, and 2 attending Senior camp.
- Two senior 4-H members becoming Master 4-H'ers at state congress.

Regarding agricultural activities, Mr. Odom mentioned that he has been working on his master's degree, which he will complete in December. He noted that he has reached 26 months of service with Seminole County Extension, making him the longest-serving A&R agent since the previous agent retired in 2016.

Mr. Odom discussed his participation in various agricultural conferences and training programs. He also reported on three research trials currently underway in Seminole County: a cotton variety trial and two peanut nematode variety trials. He noted that the first case of southern corn rust was found in Seminole County, as was the first case of "cotton jassid" (also called two-spotted cotton leaf hopper) in the state.

Mr. Odom announced that the Seminole County Farm Tour has moved from summer to October 17th to coincide with the Seminole County Harvest Festival. The tour will focus on peanut harvesting.

Mr. Greg Long, Code Enforcement Officer

Mr. Long reported on issuing 14 permits during the month and investigating 4 animal nuisance cases. He completed final inspections on 2 residential properties and 1 inspection on commercial property at the McFadden site. 7 new addresses were assigned. 6 legal notices were issued related to code violations in Nichols Subdivision, Green Acres, Martin Drive, and Quail Drive. Finally, Mr. Long reported working on tasks related to the Minh Luu zoning application and preparing a schedule of activities for the upcoming zoning board meeting.

Mr. Heath Elliott, Sheriff

Sheriff Elliott requested approval to use funds from the commissary account to purchase new duty weapons. He explained that the current weapons need to be replaced, and there are sufficient funds in the commissary account to cover the cost. Sheriff Elliott stated that they plan to trade in the existing weapons, which were purchased with asset forfeiture money, and should be able to recoup at least half of their value. He confirmed that the new weapons would use the same caliber ammunition as the current ones. Vice Chairman Culverson made a motion to approve the use of commissary funds to purchase new duty weapons with a second by Commissioner Spooner. All in favor, motion passed.

Ms. Paula Whaley, 911 Coordinator

Ms. Whaley discussed the need to update the County's 911 mapping system, which has not been comprehensively updated since 1999. She explained that while the equipment in the 911 office is up to date, the background technology is still running on 1968 technology, and the maps do not reflect recent annexations to the city, new roads, or new subdivisions.

She reported that she had contacted three companies and received quotes from two of them to overhaul the County's mapping and GIS data. The companies were Data Mark, which is contracted with the State of Florida, and Geocom, which is used by Decatur County. Ms. Whaley stated that while Geocom is more expensive, she believes they provide more comprehensive service and recommended going with them.

Chairman Williams noted that the Board had just received this information and suggested tabling the decision until the September meeting to allow time for review. Vice Chairman Culverson made a motion to table the decision on the 911 mapping system update until the September meeting with a second by Commissioner Brenda Williams. All in favor, motion passed.

Kale King

Fire Chief Kale King reported 26 emergency responses, stating there were 11 medical calls, 5 traffic accidents, 3 structure fires, 5 regular fires (brush or vehicle), and 2 miscellaneous runs. Chief King presented quotes for equipment for the department's truck, including lights, siren, striping, and installation. He noted that the lights and siren quote from Wheeling Interceptor was \$6,424.16, with the lights having a 10-year warranty. The striping quote from Quality Sign in Bainbridge was \$587. The installation cost for the radio, lights, and siren was \$3,000. The cost for grill guard, bed cover, and slide out for holding equipment is \$4,489 from Seminole Auto, bringing the total cost to \$14,500.

Chief King mentioned that they already had a radio that could be used for the truck, as they had purchased extra radios in the past. Vice Chairman Culverson made a motion to approve the

purchase of equipment for the truck at a cost of \$14,500, to be paid from the general fund with a second by Commissioner Brenda Williams. All in favor, motion passed.

Ron Foskey

Mr. Wayne Coachman spoke on behalf of Mr. Ron Foskey, the Supervisor of Elections. He explained that Mr. Foskey was currently in Savannah at the Georgia Elections Conference along with other staff members.

Mr. Coachman emphasized the importance of finalizing the FLOST (Floating Local Option Sales Tax) referendum wording soon, as the deadline to submit ballot language to the Secretary of State is September 5th. He stated that if the wording is not agreed upon and submitted by that date, the referendum cannot appear on the November ballot. Mr. Coachman also provided an update on the Elections Board, noting that Ms. Petra Joyner serves as chairperson, he serves as vice chair, Mrs. Susan Mosley is the clerk, Ms. Shandora Hopkins is a board member, and there is an upcoming fifth member to be presented at the meeting. Chairman Williams noted that an upcoming meeting had been scheduled to address the FLOST referendum wording.

County Attorney Report

Status Report

Attorney Mills reported that complaints were ready to be served on Dawn Rizer of Bushel and a Peck.

Annexation Oakview Church/Post Road; HWY 91 ALT; Ash Crossing

Attorney Mills stated that they anticipate documents from GDOT coming shortly regarding Highway 91, where they will give the right-of-way back to the city to maintain.

Airport Property

Attorney Mills reported on the GDOT contract for the airport. He explained that he had received the contract back from the city with a new line added that would split any overage deficit spending by the airport commission equally between the county and the city. He suggested that this provision might be better placed in a separate intergovernmental agreement (IGA) rather than in the grant contract with the FAA. He recommended consulting with City Attorney Chip Stewart before approving the contract with the new language.

FLOST Agreement

Attorney Mills discussed the FLOST referendum, stating that after consulting with ACCG legal counsel, other county attorneys, and legislative counsel, they had determined that the city and county must reach an agreement regarding distribution before calling for the referendum. He recommended setting up a special-called meeting for the last week of August to issue the call if an IGA and distribution agreement can be reached between Donalsonville and the county.

County Manager Granger suggested August 26th for the special-called meeting. Attorney Mills confirmed that the necessary documents, including the resolution to approve the IGA, are almost ready, except for the distribution. He noted that the ballot language has already been prepared.

Attorney Mills emphasized that FLOST revenue must be used as a credit or rollback of property tax, not for projects like SPLOST or T-SPLOST.

County Manager Granger presented the recommended distribution for the FLOST funds based on the total tax digest. She explained that the county's total tax digest is \$346,722,535 (82% of the total), while the City of Donalsonville's is \$74,698,324 (18% of the total). Based on these figures and using SPLOST proceeds from April 2021 through July 2025 as a reference, the county would receive approximately \$1,069,702 annually, and the city would receive approximately \$234,812. This would equate to a 3 MIL rollback for both entities. The County Manager noted that city residents would benefit from the rollback on both city and county taxes.

The Chairman noted that she, Paula, and Commissioner Spooner had already met with city officials earlier in the week, and County Manager Granger planned to attend the city's meeting on Thursday to present the Board's recommendation. Commissioner Spooner made a motion to offer the city an 82/18 percent split for the FLOST distribution with a second by Commissioner Brenda Williams. All in favor, motion passed.

Fireworks Contract

Attorney Mills stated that he is reviewing whether other sponsors of the fireworks need to be part of the contract with the company that will perform the fireworks. He believes they should and will bring this matter back to the Board at the September meeting.

Financial Statements, Minutes, ACO Reports, Chamber Minutes

Financial Reports for July 2025

Chairman Williams noted that the financial reports for July 2025 were emailed to the Board, and all expenditures were within the budgeted percentages.

Minutes for October 15, 2024, Regular Meeting; June 24, 2025, Regular Meeting; July 8, 2025, Regular Meeting; July 8, 2025, Public Hearing Minutes

The minutes were reviewed with no corrections or deletions noted.

Commissioner Brenda Williams made a motion to approve the financial reports for July 2025, and the minutes as presented. Commissioner Spooner seconded motion. All in favor, motion passed.

ACO Reports for April, May, June 2025

Chairman Williams made a motion to accept the ACO reports for April, May, and June 2025. Commissioner Spooner seconded the motion. All in favor, motion passed.

Chamber Minutes

The Chamber minutes were included in the meeting packet.

Unfinished Business

Civic Plus Training/County Website

County Manager Granger reported that training in minutes and agendas for the website is scheduled for August 29th.

CHIP Update

County Manager Granger stated that they received final information on the account on Friday. Once the paperwork is submitted to the State of Georgia, they should be able to have contractors in place to start working on homes.

FEMA Appeal

County Manager Granger reported that they have received no response from GMC at this point.

CDBG MIT / CDBG DR

County Manager Granger explained that the CDBG MIT project on Hebrew Road to put a bridge in place was put out for bid on July 24th. Bids are due back by August 26th, and the Board will select a contractor at the September 9th meeting.

Regarding the CDBG DR project for Riverside Acres and Galilee Church Road, County Manager Granger reported that 6 of the offer packages were returned as undeliverable, 6 are still pending signatures, 38 property owners have returned signed deeds, and 34 have picked up their packages but not yet returned them with signed documents. The plan is to close on September 15th for the ones with signed documents and go to bid on October 1st if all property owner's sign.

County Manager Granger also noted that there is a \$21,000 administrative cost for the Corps of Engineers work on the right-of-way on Galilee Church Road, which is part of the County's \$300,000 match for the project. Commissioner Spooner made a motion to approve the \$21,000 payment to the Corps of Engineers with a second by Commissioner Brenda Williams. All in favor, motion passed.

Peterson Tax Payments

County Manager Granger stated that this remains a pending issue.

School Debris

County Manager Granger reported that they have received permission to store crushed debris from the school at Seminole Pole on Cunningham Road. She estimated that the process would start around the first of the year.

Clerk Vacancy

County Manager Granger announced that Ms. Deanne McVey has filled the clerk's position and is doing exceptional in her first few days.

New Business**Elections Board Appointment**

Chairman Williams announced that the Elections Board had interviewed Mr. Tracy Horne and completed all necessary checks. The Board needed to approve his appointment to the Elections Board. Vice Chairman Culverson made a motion to appoint Mr. Tracy Horne to the Elections Board with a second by Commissioner Brenda Williams. All in favor, motion passed. Mr. Horne was present and accepted the position.

Deputy EMA Director

Chairman Williams presented VFD Chief King's nomination of Mr. Brandon Lane as Deputy EMA Director, noting that King and Lane have worked together for years and already make a good team. She emphasized the importance of having someone in place who knows what to do in case Chief King is not available during an emergency. Vice Chairman Culverson made a motion to appoint Mr. Brandon Lane as Deputy EMA Director with a second by Commissioner Brenda Williams. All in favor, motion passed.

Announcements

County Manager Granger announced that the legislative conference is being held October 8-10 and asked any commissioners interested in attending to let her know as soon as possible so she could arrange hotel accommodation and class registration.

Citizen Comments

Tammy Reese Grimsley asked permission from the Board to ask questions. Chairman Williams authorized Ms. Grimsley to proceed with questions. Ms. Grimsley asked the Board to clarify the exact status of the Minh Luu zoning permit application. Attorney Mills restated details previously addressed in the meeting during the "Zoning Request" section of the agenda. Attorney Mills confirmed the application process will be restarted.

Adjournment

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