

MINUTES
SEMINOLE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY WORK SESSION
BEALL CENTER
TUESDAY, NOVEMBER 11, 2025
5:00 P.M.

The Seminole County Board of Commissioners held their Regular Monthly Work Session on Tuesday, November 11, 2025. The meeting was held at the Beall Center. Those present were Chairman Sheila Williams, Vice Chairman Darius Culverson, Commissioner Mark Spooner, Commissioner Brenda Williams, and County Manager Paula Granger. Commissioner 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 Commissioner Brenda Williams followed by the Pledge of Allegiance. Roll call was conducted, and a quorum was established. Commissioner Braswell was absent.

Approval Of Agenda

A motion to amend the agenda to add item 6b. Mandy Moulton and 6c. Amy Scott under Citizen Comments was made by Vice Chairman Culverson, seconded by Commissioner Brenda Williams, all in favor, motion passed.

Citizen Comments

Ms. Debbie Weeks

Ms. Debbie Weeks was not present.

Commissioner Spooner left the meeting.

Dr. Mandy Moulton

Dr. Mandy Moulton addressed the commission regarding the conditional use permit for a proposed chicken house. She began by explaining that she had to deliver documents in person because it was a federal holiday and they couldn't obtain a transportation permit. Dr. Moulton stated: "So we were informed yesterday that you're gonna be voting on the conditional use permit for the chicken house tonight. We, as in my group that I represent from Iron City, have spent the past 5 months researching and giving you all facts of why this location is not the place for these houses." She emphasized that the zoning board had voted against the proposed site on October 13th and the Stewards of Lake Seminole as well as the Flint River Riverkeepers also stated this was not the location for chicken houses. Ms. Moulton expressed frustration about the lack of representation, stating: "we, as in Iron City, have no one representing us in this commission nor district 1 because of the blatant, unethical behavior of Jeffrey Braswell and Mark Spooner." Dr. Moulton criticized the November 5th meeting, noting: "You had 2 members of our group come to a chicken propaganda meeting on November the 5th. The meeting was with people from the chicken industry who were gainfully employed by the chicken industry. They are not independent experts." She highlighted that no environmental impact study had been conducted and their questions remained unanswered. Dr. Moulton relayed a concerning comment from the meeting: "the representative from the Department of Natural Resources asked, is that it? Because we thought we were coming here to be tarred and feathered." She found this comment troubling given their professional approach. She clarified their position: "We don't care about chicken houses. We only care about where they are being constructed. And on this particular piece of land, which is adjacent to all of our farms, it is not where it needs to go." Dr. Moulton stressed concern regarding negative environmental impacts and strongly recommended the county update its ordinances related to chicken houses, stating multiple applications are upcoming for more chicken houses and reminding the board Seminole County is the "Gateway to Lake Seminole." Dr. Moulton presented evidence of new residences near the proposed site, stating: "I gave you a bill of sale from Jones Mobile Home for Donny Ray Miller. The delivery date will be tomorrow morning, and the residence is 5434 Ash Road. That backs up to the proposed site." She explained that the permit had been delayed but was eventually emailed by County Manager Granger. Ms. Moulton asserted: "This new home is not going to be within 1250 feet of this proposed chicken house. So, therefore, the vote should be no based solely on this evidence." She then disputed claims about avian flu, presenting evidence: "during the meeting on November the 5th, it was stated that there's been no bird flu or avian flu found in Seminole County, and that is not true." She described how Mr. Neal Spooner had a cow die in April, and an autopsy by the University of Georgia showed genetic mutations from avian flu bacteria. She noted that chicken fertilizer piles were located less than a hundred feet from where his cattle were, containing "bones, debris, chicken dust, and all of the other waste products that we are adamantly opposing." Dr. Moulton mentioned that Donnie Ray Miller had also lost cattle the previous week and they were awaiting

autopsy results. She emphasized: "Cattle is our bread and butter, especially in that vicinity." In closing, Dr. Moulton delivered a strong warning: "So for the continued sake of transparency from the Iron City Group, I'm putting you all on public notice. If you agree to vote yes tonight and grant this permit to Minh Luu, we're gonna file multiple lawsuits against the county, against individuals in this room and individuals outside of this room and individuals that are not here tonight."

Mrs. Amy Scott

Mrs. Amy Scott introduced herself as a neighbor who had been advocating against the proposed chicken breeder houses across from her home for five months. She stated: "We have gathered over 500 signatures from community members who strongly oppose this project and we have also raised awareness through local news coverage and the newspaper." Mrs. Scott outlined their concerns: "Our opposition is not just about preference. It is about protecting our environment, our property values, and the quality of life in Seminole County. This proposed operation poses a serious risk of waste runoff into Spring Creek, Lake Seminole, and the Flint River, affecting water quality for both people and wildlife." She expressed personal health concerns: "The harmful effects that chicken dust and waste will possess to our air quality, specifically to my husband who has COPD." Mrs. Scott noted concerns that industrial property in her area would lower surrounding property values, including hers. She highlighted conflicts of interest: "We also know that two county commissioners cannot vote due to conflicts of interest. One being the seller and the other the CEO of the company that brokered the deal. Highlighting being the seller now highlighting the importance of transparent and careful review." She concluded with a direct request: "We respectfully request that the commission consider the environmental impact, health risks, the clear community opposition, and the potential conflicts of interest and vote no to end this project." Mrs. Scott asked if Mr. Minh Luu was present. County Manager Granger confirmed Mr. Luu was not present. Ms. Scott responded, "No? He's not here? Oh, I forgot he don't speak much English." Mrs. Scott then referenced a previous comment by Chairman Williams: "I believe there was once told us at a couple of the last meetings by Miss Shelia Williams that we only needed 24 hours to do research. Am I correct?" When Chairman Williams seemed uncertain, Scott responded: "Well I'm not sure. Yeah. Yeah. I got it recorded. But, anyway, I think you only need 24 hours to do research too."

Executive Session

Following the citizen comments, County Manager Granger stated: "We need a motion to go into executive session due to threatened litigation." Commissioner Brenda Williams made a motion to enter executive session, Chairman Williams seconded the motion, all in favor, motion passed.

There being no further business to discuss in executive session, Commissioner Brenda Williams made a motion to end executive session, Vice Chairman Culverson seconded the motion, all in favor, motion passed. Chairman Williams stated that no action was taken during the executive

session and made a motion to reenter the regular meeting, Commissioner Brenda Williams seconded the motion, all in favor, motion passed.

Zoning Request

Luu Trinh Joint Spousal Revocable Living Trust

Chairman Williams stated she would be making a motion and each one will individually vote. “I make a motion we concur with the zoning boards’ recommendation, and after review of credible questions and unconfirmed information, based on the location in this particular area, is subject to negatively impact the adjoining property, further the potential health risks to both humans and animals is at great question, the board is unable to confirm that this will be a non-existing issue at this time so we will not approve the permit. Commissioner Brenda Williams made a second, all in favor, motion passed.

Commissioner Spooner rejoined the meeting.

Constitutional Officer/Department Manager/Officials/Authority Updates

Mr. Matthew Combe, Georgia Forestry

Mr. Matthew Combe from the Georgia Forestry Commission presented the annual operational report for the fiscal year. He reported that the Georgia Forestry Commission's protection responsibility covers 25,700 forested acres in Seminole County out of 150,400 total acres. He explained their role in responding to fires that local fire departments cannot fully control, providing tractor fire units, engines, helicopters, and airplanes as needed.

Key statistics from the report included:

- Agricultural permits: 65 permits totaling 2,117 acres
- Silviculture permits: 94 permits totaling 4,962 acres
- Land clearing permits: 99 permits totaling 101 acres
- Total permitted acres: 7,180 acres

For pre-suppression activities, they installed 14 miles of new fire breaks and performed harrowing on 15 jobs covering 133 miles of pre-existing fire breaks. Seminole County experienced 12 wildfires burning 82.25 acres total, compared to the 5-year average of 12 fires and 65 acres. The average fire size was 5.5 acres. Response times averaged 2.4 minutes during normal operating hours (8:00 AM to 4:30 PM) and 10.4 minutes after hours, with an overall average of 6.4 minutes from dispatch to in route. The county sold \$3,860 worth of tree seedlings for replanting. Equipment stationed in Seminole County includes two tractor-plow response units and a Type 7 engine (F-250 carrying 150 gallons of water). The RFD program has provided 13 pieces of equipment including tanks, pumps, and trucks to local fire departments. Additional

activities included reading 420 agricultural water meters for Georgia EPD, collecting 10 gallons of crabapple, 14.5 gallons of persimmons, and 329 pounds of sawtooth oak for seedling extraction, and treating 21 cogon grass sites (an invasive species).

Ms. Paula Whaley, 911 Coordinator

Ms. Whaley reported that the board previously approved purchasing GIS data updates through GeoComm. She received a revised quote with an initial cost of \$27,408, which she confirmed could be covered by the 911 fund. The contract was emailed to the county yesterday. Vice Chairman Darius Culverson questioned the annual renewal cost of \$7,277 for maintenance and service, asking if it was high. Ms. Whaley noted other companies quoted higher amounts. Vice Chairman Culverson then asked about the relationship to Pictometry software purchased years ago. Ms. Whaley explained she had suggested discontinuing Pictometry at the budget meeting as they no longer use it with their current CAD system. County Manager Paula Granger noted this would save approximately \$20,000 annually. Ms. Whaley clarified that while 911 had initially used Pictometry because it integrated with their CAD system, the tax assessor's office uses it more extensively. Vice Chairman Culverson stated they need to determine if the tax assessor still uses it before canceling, and if they don't, it should no longer be paid from the 911 fund. Ms. Whaley agreed to find out. Ms. Whaley then presented quotes for open records management software, explaining she receives 10-15 open records requests weekly ranging from simple incident reports to complex requests involving 911 calls, radio traffic, dashcam and bodycam video. She noted difficulty meeting the 3-day response deadline due to email volume. The software would allow public online submission and help track requests. Two options were presented:

- JustFOIA: \$8,430 first year with annual service \$6,930 thereafter
- CivicPlus: \$6,399 initial cost with annual service \$10,287.90 thereafter

Commissioner Spooner asked if it's the same CivicPlus we are currently using. County Manager Granger confirmed it is the same platform used for the county website and agreed to check for a potential discount since the county already uses CivicPlus. The item was tabled until next month for further investigation.

Mr. Kale King, EMA Director/Volunteer Fire Chief

Mr. King reported the fire department ran 23 calls in October:

- 2 structure fires
- 3 vehicle wrecks
- 8 grass or field fires
- 7 medical calls
- 3 miscellaneous calls

He reported that during annual hose testing last Thursday, 5 sections of hand line and attack line failed due to age at operating pressure. He requested purchasing 10 sections to replace the 5 lost and add 5 spares to the truck at a cost of \$2,840. He noted there is currently a 40-week shipment delay on fire hose, meaning delivery would be July-September next year, with payment due upon receipt. Commissioner Spooner made a motion to approve purchase of 10 sections of fire hose for \$2,840 to replace damaged hose and provide spares for the volunteer fire department. Motion was seconded by Vice Chairman Culverson, all in favor, motion passed. Mr. King reported nothing new for EMA at this time.

Mr. Greg Long, Code Enforcement Officer

Mr. Long reported for the last 30-day period:

- 16 permits approved
- 2 final inspections conducted
- 1 certificate of occupancy issued (today)
- 2 used mobile homes inspected
- 8 animal complaints worked in conjunction with county health department
- 1 property line dispute addressed and referred to attorneys
- 1 application completed for ag land for purpose of 8 new commercial broiler chicken houses
- 1 service connection approved for permanent power
- 2 code violations for livestock in residential zones
- 1 illegal burning

Ms. Sarah Avery, EDA Director

Ms. Avery had left the meeting.

County Attorney Report

Status Report

County Attorney Mills stated that most items on the agenda had been taken care of and provided further details on sections “Declaration of Taking” and “FLOST Agreement.”

Declaration of Taking

Attorney Mills reported that the Galilee Church Road right-of-way condemnations have been filed or are in the process of being filed.

FLOST Agreement

Attorney Mills stated they need to restart negotiations with the City of Donalsonville to get the FLOST referendum on the ballot at the first opportunity next year.

Financial Statements, Overtime Reports, EMS Report

Financial statements, overtime reports, and EMS report for October 2025 were reviewed by commissioners during today's work session. No changes or deletions were noted. Motion to approve all reports as presented was made by Commissioner Brenda Peterson, seconded by Vice Chairman Culverson, all in favor, motion passed.

Unfinished Business

Civic Plus Training/County Website

County Manager Granger reported that Civic Plus training is ongoing with plans to go live in December 2025.

CHIP Update

County Manager Granger reported 3 homes have been completed. Greg Long will inspect the work this week before requesting payment to the contractor and regional commission. She will send before and after photos to the board.

FEMA Appeal

no action to report

CDBG MIT / CDBG DR

The bridge replacement project on Hebrew Road started yesterday. CDBG DR update will be addressed under new business for contractor selection.

Peterson Tax Payments

no action to report

New Business

Millage

County Manager Granger reported that after holding all 3 required public hearings, Tax Commissioner Johnson informed her Thursday that the tax digest needed to be reprocessed. This resulted in a loss of some exemption property with a net effect of minus \$1.32 for the county. The advertised rollback rate of 16.509 mills changed to 16.507. The Department of Revenue will

determine if the county must re-advertise and hold 3 new public hearings. The school board and city may also need to restart the process if required by the Department of Revenue.

Fish Pond Drain Clean Out

County Manager Granger is working with DNR and EPD to determine what the county can legally do in the drain while it's dry. Historically, the county has not been allowed to work in the drain - only property owners along the drain could do so. She is seeking permission for county action.

CDBG DR Contractor Selection

County Manager Granger presented two bids for the project, which is in two phases pending Corps of Engineers confirmation to pave their property (phase 2).

Phase 1 bids:

- Oxford Construction: \$1,954,654.25
- Greens Backhoe Incorporated: \$3,385,384.65

County Manager Granger recommended awarding to Oxford Construction. Commissioner Spooner made a motion to award the paving project to Oxford Construction. Motion was seconded by Commissioner Brenda Williams, all in favor, motion passed.

Housing Task Force Appointment

County Manager Granger reported that the regional commission requested an appointment to the housing task force. The position does not need to be filled tonight but should ideally be someone from the real estate sector knowledgeable about county housing needs. Meetings are monthly on the second Tuesday and can be attended virtually or in person at the regional commission. Chairman Williams noted suggestions of Sarah Avery and Beverly Burke. She stated they will check for conflicts, particularly since Ms. Burke is a newly elected city official. Chairman Williams suggested if the city needs to appoint someone, they might use the same person to serve both the city and county. The matter will be discussed next month.

Announcements

County Manager Granger announced the following events.

- Holiday Meal, Thursday, November 20th, noon, Beall Center
- Christmas Parade, Thursday, December 4th
- Clerk Training, February 1-3, 2026, Jekyll Island, Deanne to attend

Adjournment

With no further business to discuss, a motion to adjourn was made by Commissioner Brenda Williams. Commissioner Mark Spooner seconded the motion, all in favor, motion passed.