MINUTES
SEMINOLE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY WORK SESSION
BEALL CENTER
TUESDAY, FEBRUARY 10, 2026
5:00 P.M.

The Seminole County Board of Commissioners held their Regular Monthly Work Session on Tuesday, February 10, 2026. The meeting was held at the Beall Center. Those present were Chairman Shelia Williams, Vice Chairman Darius Culverson, Commissioner Brenda Williams, Commissioner Mark Spooner, Commissioner Jeffrey Braswell, and County Manager/Clerk Paula Granger. The agenda for the regular monthly meeting was discussed with no action taken.

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Chairman Williams called the meeting to order. Commissioner Jeffrey Braswell gave the invocation followed by the Pledge of Allegiance. Roll call was conducted. All were present. A quorum was established.

Approval of Agenda

Commissioner Braswell made a motion to approve the agenda as presented. Motion was seconded by Commissioner Brenda Williams. All in favor, motion passed.

Executive Session

Chairman Williams called for a motion to enter executive session for the purpose of discussing personnel issues. Commissioner Brenda Williams made a motion to enter executive session to discuss personnel issues. Commissioner Braswell seconded the motion. All in favor, motion passed.

With no further business to discuss in executive session, Vice Chairman Culverson made a motion to end executive session and reenter the regular meeting. Commissioner Braswell seconded the motion. All in favor, motion passed.

Appointment

County Attorney

Vice Chairman Culverson made a motion to reappoint Bill Mills as County Attorney. Commissioner Brenda Williams seconded the motion. All in favor, motion passed.

Constitutional Officer / Department Manager / Officials / Authority Updates

EMA Director / Volunteer Fire Chief, Mr. Kale King

Mr. Kale King began his report by addressing several trucks requiring repairs before discussing financial matters. He announced that the department would be applying for a Georgia Fireworks Grant, which offers up to $25,000 with a 10% match requirement. Mr. King expressed confidence about receiving the grant due to low participation from other departments. The funds would be used to purchase five sets of turnout gear, with the award expected sometime in April.

Mr. King reported success in obtaining five refurbished laptops through a State Farm grant, though the county would need to purchase operating software. The laptops were expected to arrive within three months.

Regarding vehicle repairs, Mr. King detailed several issues. Engine 21 at Spring Creek Station had a bearing failure during pump testing the previous week and had air conditioning problems. The 24-year-old county-owned truck would require $7,235 in repairs, with $6,000 allocated for pump repair. Mr. King noted a similar issue had occurred 8-9 years prior. He emphasized that Spring Creek would be down to one engine until repairs were completed.

Mr. King reported that annual pump testing for four other county engines had been completed successfully at a cost of $1,665. Truck 44 in town required turbocharger replacement at $2,328, and routine service for Donalsonville station trucks would cost $1,820.45. The total for all repairs and services amounted to $13,066.

Commissioner discussion explored Spring Creek's initiative to fund a new truck through fireworks show donations. Mr. King estimated $25,000-30,000 was generated annually through fireworks shows and noted, at that rate, it would take years to pay for a new truck or engine replacement. Board members discussed the county's pumper truck inventory, confirming five total pumpers distributed across stations, with Mr. King noting potential future station placement in outlying areas.

Chairman Williams requested funding source information, with County Manager Granger confirming the general fund could cover expenses. Discussion emphasized the need for budget amendment documentation for such unplanned expenditures.

Chairman Williams made a motion to repair the pumpers, air conditioners, and cover all servicing costs for fire trucks including turbocharger repairs and necessary maintenance at the quoted price of $13,066. Motion was seconded by Commissioner Spooner. All in favor, motion passed.

Mr. King continued with EMA updates, mentioning his upcoming continuing education classes in Forsyth and new director's academy training in Atlanta. He reported successful smoke alarm installations through a Red Cross partnership, with 20 Seminole County residents signed up and 9 installations completed. The program would continue with 40 total smoke alarms provided, with two installed per household. Some discussion arose about including residents from neighboring counties who use the senior center, with Mr. King confirming they would not turn anyone away.

Code Enforcement Officer, Mr. Greg Long

Mr. Greg Long presented his January report detailing 19 permits issued and approved, 2 final inspections completed with certificates of occupancy issued for both. He investigated 3 code violations, handled 2 dog bite cases, and responded to 8 animal complaints.

Mr. Long spent considerable time preparing for an upcoming audit by the Georgia Soil and Water Commission and Environmental Protection Division of the Department of Natural Resources, scheduled for the following day. This would be his first such audit, focusing on soil and erosion control at various sites including the McFadden property and the school.

Additional accomplishments included completing 9 other inspections and approving 8 power poles. Mr. Long emphasized progress with the Civic Plus system, working with Deanne to navigate the new digital platform. They successfully got the system online with increasing digital permit applications daily. The credit card machine was operational, and Mr. Long expressed hope of eliminating paper processes entirely, noting positive feedback from users.

Mr. Long will attend annual training in Savannah during the first week of March.

Economic Development Authority Director, Ms. Sarah Avery

Ms. Sarah Avery inquired about the planning and zoning class discussed at a previous meeting. Mr. Long confirmed they had a Zoom meeting with Mrs. Angel Gray from Albany on Friday and were scheduling her physical visit, in late March or April, after she completes convention responsibilities. Ms. Avery requested notification when the schedule was finalized. Discussion clarified that while the city could potentially engage Mrs. Gray’s consulting services separately, the current six-month contract focused on county needs.

Ms. Avery presented the Reynolds Landing plan recently received from engineers. She discussed with committee member Steve Dickman about setting up a meeting with County Manager Granger and other interested board members to establish priorities and phases. Once completed, they would present to the Corps of Engineers, hoping for approval since it represented a revision of an existing plan. Ms. Avery expressed satisfaction with how the plan turned out.

Regarding the July 4th sesquicentennial celebration, Ms. Avery reminded the Board about the existing contract with the fireworks company for both New Year's Eve and July 4th events. The February deposit deadline of $10,000 (50% of total cost) was approaching. She planned to address city council at their next meeting to encourage financial participation, noting the county's support for the town celebration. However, without having met with them yet and the deposit due this month, she requested the county consider paying the deposit or a portion. Iron City's mayor had indicated potential willingness to help if necessary.

Discussion explored coordination with existing lakeside festivals and fireworks displays. The celebration would include vendors, music, entertainment, and fireworks, scheduled for July rather than conflicting with tournaments. Board members discussed cost-sharing arrangements.

Commissioner Spooner made a motion that the county contribute $5,000 toward the July 4th celebration deposit, with Iron City and Donalsonville splitting the remaining $5,000 at $2,500 each if possible. Motion was seconded by Commissioner Braswell. All in favor, motion passed.

Amendment to Agenda

County Manager Granger requested that agenda item “New Business 12c. Waste Disposal Agreement with Waste Management” be discussed prior to the County Attorney Report. Commissioner Braswell made a motion to amend the agenda as requested. Vice Chairman Culverson seconded the motion. All in favor, motion passed.

Waste Disposal Agreement with Waste Management

The current rate of $33.80 per ton would increase by $1.62 per ton (4.8% increase) to $35.42 per ton effective March 1st at Campbellton, FL. Commissioner Spooner made a motion to approve the rate adjustment from $33.80 to $35.42 per ton. Motion was seconded by Commissioner Brenda Williams. All in favor, motion passed.

County Attorney Report

Status Report

Attorney Mills noted that most items appeared in the written status report except for SPLOST matters.

Declaration of Taking

Attorney Mills reported all declarations of taking have been filed for Galilee Church Road. Orders awarding property to the county are expected within a week pending Judge Ernest's signatures. Acknowledgments from tax commissioners were received to complete filing requirements.

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

Attorney Mills noted the county awaited documentation from DOT for the Highway 91 Alternate, with Attorney Chip Stewart reaching out to Representative Green to restart the process.

Airport Property

Attorney Mills noted airport contracts required additional work on certification language, with understanding reached on document requirements.

Elections IGA with Donalsonville and the Board of Education

Attorney Mills spoke with Billy Grantham over the weekend and believed they reached agreement on language which will enable the IGA between the Board of Elections and Board of Education to be completed.

The Donalsonville elections IGA awaited FLOST resolution, with uncertainty about Ron's intentions to pursue the matter.

FLOST Agreement

Attorney Mills confirmed the county and city could not reach agreement, preventing placement on the May ballot. Discussion revealed February 18th as the deadline for ballot placement. Attorney Mills indicated he had most documentation prepared from initial FLOST work. Questions arose about proceeding with SPLOST VII for the May ballot if FLOST remained unresolved, with Attorney Mills confirming feasibility if the Board provided capital project lists and IGA decisions promptly.

SPLOST VII Agreement

Board discussion focused on timeline requirements for May ballot placement if FLOST failed. Attorney Mills needed capital project lists and IGA structure decisions immediately to meet deadlines.

Amendment to County Code – Building and Building Regulations

Attorney Mills reported that he revised the proposed amending ordinance regarding the County Code for Building and Building Regulations. He explained that the original draft lacked enforcement and penalty provisions. The revised version does not change the original intent of the ordinance but reformats it and adds a penalty section specifying that fines may be imposed for violations.

Attorney Mills recommended that the Board proceed with two readings due to the addition of penalty provisions. If the Board chooses to move forward, the first reading could be held tonight under New Business. Following the first reading, notice of the proposed amendment would need to be published in the newspaper for two weeks prior to the next meeting, with attorney Mills handling the publications. A public hearing would then be held—suggested at 6:00 p.m. immediately prior to the regular meeting—followed by the second reading. The Board could adopt the ordinance at that time, with the opportunity to make any necessary revisions before final adoption.

If action is taken to begin the process, the public hearing will be scheduled for March 10.

The Board discussed whether to proceed with the first reading during the current meeting to initiate the required timeline. It was noted this would be addressed under agenda item "New Business 12b. Zoning Ordinance Resolution."

Financial Statements, Minutes, ACO Reports, Overtime Reports

Financial Reports for January 2026

Commissioner Braswell made a motion to approve the financial report for January 2026 as presented. Motion seconded by Commissioner Brenda Williams. All in favor, motion passed.

Regular Meeting Minutes and Special Called Meeting Minutes

Commissioner Spooner made a motion to approve regular meeting minutes for January 13, 2026, and special called meeting minutes for January 27, 2026, as presented. Motion was seconded by Commissioner Braswell. All in favor, motion passed.

Emergency Called Meetings

Commissioner Spooner made a motion to approve emergency called meeting minutes for February 2, 2026, as presented. Motion was seconded by Commissioner Braswell. All in favor, motion passed.

Errors & Omissions Report (from prior month)

Commissioner Braswell made a motion to approve the errors and omissions report for January 2026 that was tabled at a previous meeting. Commissioner Spooner seconded the motion. All in favor, motion passed.

Overtime Reports

Board members acknowledged receipt and review of overtime reports with no further discussion or action taken.

Unfinished Business

FLOST – Distribution of Proceeds

County Manager Granger reported the Board's last action was an 80/20 split at the previous meeting. Commissioner Spooner, Chairman Williams, and County Manager Granger attended the city council meeting offering 75/25, which was rejected. Current proposal remained 80/20.

Financial analysis based on FY24 collections showed the county collected $5,557,087 and the city collected $1,417,516, totaling nearly $7 million. Percentage calculations showed county at 79.68% and city at 20.32%, supporting the 80/20 split. This would result in rollback rates of 2.81 mills for the county and 3.35 mills for the city.

The city maintained their position favoring population-based distribution at 69/31. Discussion explored the equitable nature of the collection-based split, with reference to Colquitt County's similar approach. ACCG guidance supported proportional distribution based on net revenue generated by each party's ad valorem taxes, with potential for annual recalculation.

Chairman Williams made a motion to maintain the vote from a previous meeting for an 80/20 split for FLOST and if agreement with the city cannot be reached, proceed with SPLOST VII preparation for the May ballot. Motion was seconded by Vice Chairman Culverson. All in favor, motion passed.

Civic Plus Update / Open Records / Card Transactions / Permitting

Deanne reported approximately 14 online permit applications had been received since the last meeting, with positive feedback about credit card payment options despite fees. Users appreciated avoiding travel costs to the office. Open records request software training continued successfully. Card transaction implementation proved beneficial with direct bank deposits earning interest and reducing processing delays and costs.

CHIP

Work continued with the Coachman property with three other properties completed. County Manager Granger recommended pursuing another CHIP grant given the program's success and uncomplicated process despite minor issues. Commissioner Spooner made a motion to continue with CHIP grant applications when available. Motion was seconded by Commissioner Brenda Williams. All in favor, motion passed.

CDBG MIT

The Hebrew Road bridge project was completed successfully.

CDBG DR

The Riverside Acres project held its preconstruction meeting the previous week. A meeting with utility locate services (i.e., fiber lines, phone lines, etc.) occurred that day. Workers were currently placing right-of-way stakes on acquired property. County Manager Granger requested extensive photo documentation of existing conditions including mailboxes and fences, with confirmation that drone footage would capture everything. Notice to proceed set for February 16th with 240-day completion timeline.

FY25 Audit

County Manager Granger reported that the health department audit was finally received. Attorney Mills acknowledged receipt of the outstanding litigation letter. Approximately 30 additional documents were requested with a May 31st completion deadline. County Manager Granger noted she will be working throughout the week to complete the request and finalize the audit.

FEMA

Gail from FEMA called confirming approval of approximately $158,000 for six months' use of Ware County's tower while Seminole County's tower was being replaced. Documentation would be provided to receive funds and pay Ware County. A follow-up meeting was scheduled for the following week to discuss other claim components.

Local Maintenance Improvement Grant (LMIG)

FY26 submission included Three Notch Road. The FY25 project for Oakview Church Post Road beginning at the city limits would go to bid by week's end, combining FY25 and FY26 funds for resurfacing. Commissioner Spooner expressed interest in extending the project within the city limits, with County Manager Granger agreeing to obtain estimates for the additional section.

Safety Action Plan (SAP)

The project for center lines, edge lines, raised pavement markers, and signage would go to bid by week's end.

Zoning Update

The initial meeting with Mrs. Angel Gray went well. Her first recommendation involved the ordinance Attorney Mills discussed regarding code enforcement. The first focus would be the agriculture district addressing chicken houses and related uses. Board feedback would guide decisions. Mrs. Gray might visit the area next week to familiarize herself with Seminole County's characteristics, with meetings planned every two weeks.

New Business

SPLOST VII

Discussion addressed distribution of SPLOST VII proceeds using the same population-based method as SPLOST VI: County 66.09%, Donalsonville 30.36%, Iron City 3.55%.

Chairman Williams made a motion to base SPLOST VII distribution on population count as done previously. Motion was seconded by Commissioner Spooner. All in favor, motion passed.

The February 18th deadline was emphasized for submitting information to Mr. Foskey.

Zoning Ordinance Resolution

Chairman Williams made a motion to proceed with the first reading of the Zoning Ordinance Resolution. Motion was seconded by Commissioner Spooner. All in favor, motion passed.

Attorney Mills read the first reading of the order amending Chapter 14, Article 1 of Seminole County Code of Ordinances to comply with current state law establishing applicable building and construction code requirements, procedures, rules, and regulations governing persons, firms, businesses, companies, and corporations engaged in building and construction in unincorporated areas of Seminole County, and to provide for enforcement and remedies for violation. Notice would appear in the paper for two weeks prior to the March 10th meeting with notices posted at the courthouse and county offices.

Budget Amendment Approval Process

County Manager Granger created a form for departments and constitutional officers requesting purchases not included in the budget. This could include patrol cars, software, or new line items requiring Board approval or denial. The form would document budget amendments, asking for current amounts, requested amounts, justification, and supporting documentation. Discussion acknowledged frequent meeting occurrences of unbudgeted necessities like the evening's fire truck repairs.

Chairman Williams made a motion to implement the budget amendment proposal process. Motion was seconded by Commissioner Braswell. All in favor, motion passed.

Statewide Transportation Improvement Program (STIP)

County Manager Granger met with Georgia DOT and Tifton regional office. Burl Lane Road bridges were pushed to 2027 due to funding delays. Plans included replacing the Highway 91 river bridge within 5-7 years.

Lakeside Annex Repairs

County Manager Granger inspected the facility with Adams Pest Control from Bainbridge. The remodeled section showed areas of mold possibly from moisture. Justin Turner is scheduled to inspect the facility. While no termite damage existed in the remodeled section, three areas in the unremodeled section showed termite damage. Two windows in the front lobby were leaking, resealing, or repairing will need to be completed by Brownlee Glass. It was noted staff cover windows with plywood during grass cutting to prevent rock damage. County Manager Granger recommended a termite bond at $1,890 with lifetime repair/replacement and $345 annual renewal, plus pest control services for bugs and spiders throughout the facility.

Commissioner Braswell made a motion to contract with Adams Pest Control for termite bond and pest control services. Motion was seconded by Commissioner Brenda Williams. All in favor, motion passed.

Georgia Indigent Defense Services Agreement

Attorney Mills reviewed the blank agreement for other counties, recommending approval subject to his review ensuring proper completion to avoid returning to the Board.

Commissioner Spooner made a motion to approve the Georgia Indigent Defense Services Agreement upon attorney approval and verification of completeness. Motion was seconded by Vice Chairman Culverson. All in favor, motion passed.

Transfer Station Repairs

High winds on January 24th damaged the office roof. Three quotes were received: Big R at $3,322, Tri-State Creations with two bids at $4,602 and $4,442 using different metal providers. County Manager Granger recommended the lowest bid from Big R, who had performed satisfactory work at the lake. It was noted the office roof and one additional area needed repairs from wind damage.

Vice Chairman Culverson made a motion to approve Big R's bid for Transfer Station repairs. Motion was seconded by Commissioner Braswell. All in favor, motion passed.

Announcements

No announcements were made.

Adjournment

With no further business to discuss, Commissioner Spooner made a motion to adjourn the meeting. Motion was seconded by Vice Chairman Culverson. All in favor, motion passed.