

SEMINOLE COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING
BEALL CENTER
APRIL 14, 2026
6:00 P.M.

The Seminole County Board of Commissioners held a public hearing on Tuesday, April 14, 2026. The public hearing was held at the Beall Center. Those present were Chairman Shelia Williams, Vice Chairman Darius Culverson, Commissioner Brenda Williams, Commissioner Mark Spooner, and County Manager/Clerk Paula Granger. Commissioner Jeffrey Braswell was absent.

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

Purpose of Public Hearing

Chairman Williams opened the public hearing. County Manager Granger explained the purpose of the public hearing was to allow public comments regarding the amendment of Chapter 14, Article 1 of the 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 the unincorporated areas of Seminole County and to provide for enforcement and remedies for violations of this ordinance and for other purposes.

Public Comments

Chairman Williams gave an open opportunity to anyone present to comment. No comments were forthcoming.

Adjournment

With no further business to discuss, the public hearing was adjourned. Chairman Williams moved forward with the regular county commissioner meeting.

**SEMINOLE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY WORK SESSION
BEALL CENTER
APRIL 14, 2026
5:00 P.M.**

The Seminole County Board of Commissioners held their Regular Monthly Work Session on Tuesday, April 14, 2026. 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/Clerk Paula Granger. Commissioner Jeffrey Braswell was absent. The agenda for the regular monthly meeting was discussed with no action taken.

**SEMINOLE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
BEALL CENTER
APRIL 14, 2026
6:00 P.M.**

The Seminole County Board of Commissioners held their regular monthly meeting on Tuesday, April 14, 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, and County Manager/Clerk Paula Granger. Commissioner Jeffrey Braswell was absent.

Chairman Williams called the meeting to order.

Approval Of Agenda

Chairman Williams requested a motion to approve the agenda. Vice Chairman Culverson made a motion to approve the agenda, seconded by Commissioner Spooner, all in favor, motion passed.

Citizen Comments

Miss Seminole County Queens

The 2026 Seminole County queens were recognized and shared highlights from their experiences so far, including attending community events and building friendships. The Peanut Proud Parade in Blakely was mentioned as a favorite, and excitement was expressed for upcoming opportunities and events.

Ms. Jessica Givens

Ms. Givens was not present.

Constitutional Officer / Department Manager / Officials / Authority Updates

Road Superintendent, Mr. Bobby Aiken

Road Superintendent Bobby Aiken reported that one of their motor tractors was experiencing transmission problems and continued to have issues. He had obtained a quote from John Deere, who offered \$10,000 as a trade-in value, though Mr. Aiken believed they could get more than that amount through other dealers. He requested permission to surplus the tractor which has 4,729.5 hours on it. Vice Chairman Culverson made a motion to surplus the equipment, seconded by Commissioner Brenda Williams, all in favor, motion passed.

County Manager Granger mentioned that they also had a CAT 140 motor grader lease that would end in August, and they would like to trade it in on a different machine. She said they would be seeking quotes for that transaction as well.

EMA Director / Volunteer Fire Chief, Mr. Kale King

County Manager Granger reported on behalf of EMA Director Kale King, who was not present. County Manager Granger explained that they had one item on hookup nozzles for fire trucks at an estimated cost of \$8,000. This was part of a 50-50 grant with Georgia Forestry, meaning the state would reimburse the county for half the cost. Commissioner Spooner made a motion to accept the agreement with Georgia Forestry, seconded by Vice Chairman Culverson, all in favor, motion passed.

Code Enforcement Officer, Mr. Greg Long

Code Enforcement Officer Greg Long reported issuance of 60 permits year-to-date. He noted various ordinance violations in different areas throughout the county and mentioned he was currently working on violations on Old Jakin Road, Parkside Drive, and areas within the town of Iron City. Mr. Long reported that 100% of permits are now recorded in the Civic Plus software system, noting positive feedback from the community on the new system.

Elections Superintendent, Mr. Ron Foskey

Elections Superintendent Ron Foskey reported on extensive election preparation activities, including ballot proofing, where hundreds of files were reviewed multiple times, and contingency planning with additional paper ballots ordered. Due to district combinations, there are 40 different ballot versions this year, and voters were encouraged to view their sample ballots online at sos.ga.gov.

Regarding redistricting, Mr. Foskey reported it affected almost 2,000 voters in the county, with about 1,300 notification cards already mailed and the rest expected to be sent by the end of the week or early the following week. He had attended the GAVREO conference in Athens, which was required to maintain his certifications.

Concerning Intergovernmental Agreements (IGAs), Mr. Foskey reported that the Flint River Soil and Water Conservation District agreement was signed for just one year. Regarding the Board of Education IGA, he said they would not do one this year because there had never been issues - they paid their invoices within 3-4 days of submission. He indicated he would communicate with the Board of Education again around June or July.

For the city IGA, Mr. Foskey sent a document to the city in December. In January, the city manager and clerk signed the document. The document was then forwarded to the city attorney who had not returned it yet.

Mr. Foskey reported submitting action forms to the ethics commission for forms they filled out for 2024 and 2025. Poll worker training had been held the past Thursday with a makeup session scheduled for the following Thursday. About 35-40 people had signed up in total. Mr. Foskey indicated a need for more volunteers and encouraged anyone available on May 19th to attend Thursday's meeting at 4 o'clock at the Beall Center.

Mr. Foskey noted receiving many requests for information about the election. Regarding public notices, he had placed the redistricting notice in the paper on the 23rd, an election notice on the 30th, and posted information on the website and news outlets. The redistricting effort, which they were told would take about 3 weeks, was completed in 4 days with help from Mr. Mike Rogerson, who received much of the credit for the work.

Mr. Foskey reported they were planning budget review and policy discussions for the week and reminded everyone that the last day to register to vote or make changes to voter registration is April 20th. The last day to request an absentee ballot is May 8th.

Mr. Foskey discussed the logistics and accuracy test, which was testing of all equipment and was open to the public on Thursday and Friday. This was a required test for every election to ensure everything from scanners to power cords was operating correctly through mock elections. Previously, this had been done by contract personnel from Dominion or private individuals like Lori Kelly, costing \$4,500. The trend in larger counties was to do this in-house to save money.

Mr. Mike Rogerson had expressed confidence in being able to perform the test, so they planned to have him do it over two days rather than rushing through it in one day. They scheduled it during the week to have access to Secretary of State liaisons, Liberty Vote (formerly Dominion), and region 12 director Brandy Bowles if questions arose. Mr. Foskey planned to assist and check on the process, expecting to complete it by Thursday or Friday. In-house testing will be completed for a fee of \$2,000 instead of the usual \$4,500.

Economic Development Authority Director, Ms. Sarah Avery

Economic Development Authority Director Sarah Avery first addressed the need to update the Joint Development Authority board membership for the county. She presented three candidates: Nancy Jernigan, Zach Conley, and David Fain, who had served before and agreed to serve again. Commissioner Brenda Williams made a motion to approve the three candidates for the authority, seconded by Commissioner Spooner, all in favor, motion passed.

Ms. Avery then shared information about a program she had discovered and already presented to the city council. The program is a community-wide certification through Georgia Tech called the "Certified Economic Development Ready Community Designation." She explained that while there was a cost, they could tailor the information and services needed, which would change the price without requiring the full package.

The certification was designed to signal to businesses, investors, and stakeholders that the community was prepared to support sustainable economic development. It would validate efforts in creating a business-friendly environment and long-term growth strategies. Benefits included recognition by Georgia Tech as a development-ready community, increased visibility to site selectors and investors, validation of strategic planning and workforce readiness, and enhanced credibility in regional and state-level development initiatives.

Ms. Avery noted this was like having a "grade" certification that site selectors were familiar with and looked for when seeking investment locations. Chairman Williams asked if this was like something they had done a few years ago in Valdosta. Ms. Avery clarified this was different and more like a sign or wall certificate that site selectors would recognize, like other community certifications.

County Attorney Report

Status Report

County Attorney Mills provided a status report. Attorney Mills stated he received an email from the city the previous week and followed up with Mr. Thompson from GDOT, who had sent information and was collaborating with Attorney Mills on obtaining everything needed.

Airport Property

No specific discussion was recorded for this agenda item.

Elections IGA with Donalsonville and the Board of Education

Attorney Mills noted that Elections Superintendent Foskey had already addressed this topic in his report.

SPLOST VII Timeline

Attorney Mills mentioned he had a timeline document for SPLOST VII. He committed to emailing the timeline to board members the following morning, which would provide dates they needed to meet to ensure readiness for the referendum.

Term Limits for Board of Tax Assessors

Attorney Mills reported he did not have a response to this matter but had his notes marked with a reference to get this task completed.

2nd Reading of Chapter 14 Article 10 for Adoption

Attorney Mills conducted the second reading of the ordinance amendment for Chapter 14, Article 1 of the Seminole County Code of Ordinances. The amendment was designed to comply with current state law by 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. It would also provide for enforcement and remedies for violations and other purposes.

Attorney Mills explained this was adopting various building codes, electrical codes, and similar requirements that code enforcement was responsible for enforcing in the county. The existing ordinance had not properly established these requirements, so this amendment would include all necessary provisions. He confirmed these were international code requirements and represented the first step in the process of redoing the county's codes.

Commissioner Spooner made a motion to approve the ordinance amendment, seconded by Commissioner Brenda Williams, all in favor, motion passed.

Attorney Mills indicated the ordinance would need to be signed by board members.

Financial Statements, Minutes, ACO Reports, Overtime Reports

Board members acknowledged receipt and review of the following reports.

- Financial Reports for March 2026
- Regular Meeting Minutes for March 10, 2026
- Errors & Omissions Report
- Overtime Reports

Commissioner Spooner made a motion to approve reports as written, seconded by Vice Chairman Culverson, all in favor, motion passed.

Unfinished Business

Spring Creek Master Plan

County Manager Granger reported on the master plan for Spring Creek Park, which dated back to 1989 and was approved in October 2011. The original plan included a 4-lane boat launch and suite of constructed or renovated support facilities including: a 91-space asphalt parking area, 150-space turf overflow parking area, boat docks, four wooden pavilions and four overlook decks connected by wooden boardwalk, three restroom facilities, RV pump-out holding tank, two separate areas for RV camping, 24 primitive campsites, and a series of interpretive hiking trails.

An updated plan has been received in the last month, and County Manager Granger had spoken with Mr. Jody Timmons of the Corps of Engineers. Since the county was the lessee of the property, the county would have to present the plan to the EDA, Seminole County officials, and various groups they had been working with. Once a date was set for the presentation, board members would be notified. County Manager Granger confirmed they would be using the same map that had been distributed showing all the different amenities they wanted to add to the park.

Civic Plus Update / Open Records / Card Transactions / Permitting

County Manager Granger reported that everything was working fine with their website and permit payment system for paying permits online. The latest addition was called "Click Fix," an app that allowed anyone who downloaded it to report potholes, grass on roadsides, or similar issues. Reports would send an email to the County Manager, who would push notifications to the appropriate department for resolution.

To access the app, users would go to their phone's app store and type in "Connect Seminole County Georgia" (noting there was also a Florida version), then download the app. County Manager Granger noted the app would be a way to get the public involved in reporting issues much faster than normal methods.

CHIP

County Manager Granger reported that all four homes in the CHIP grant had been renovated and all work was complete. They had requested an extension of the deadline for final grant paperwork to December 31st, which should not be problematic. Extra time was needed to finalize all documents.

CDBG MIT

County Manager Granger reported that the MIT project, which was the bridge on Hebrew Road, was finished. She stated there was a closeout meeting scheduled with DCA the following day to verify all records were in place and hopefully approve the final payment to the contractor for the project.

CDBG DR

County Manager Granger provided a detailed update on the DR project, which involved the Galilee Church and Riverside Acres paving project. She had scheduled a meeting for Thursday with anyone involved with utilities, as the project had slowed significantly due to haphazardly placed utilities in county rights-of-way. There were problems with water lines on top of fiber lines or fiber lines on top of water lines - a mixture of problems that had slowed job progress.

The Thursday 10 a.m. meeting would include Three Notch, Mediacom, Windstream, and their engineer. Board members were invited to attend. They needed to develop a better way of resolving these issues. The project included 87 parcels; some connected to a private water system developed around 1957. New ownership of the water system was not sure exactly what they had, how many houses were connected, or other details.

County Manager Granger emphasized they had to finish by the end of October according to DCA or risk jeopardizing their funding, so they needed a strong push to complete the project. A particular concern was that the project had not allocated funding for replacing water lines. She requested the board set a limit to assist with material costs only (no labor) for upgrading water lines, suggesting \$10,000. She noted they would know more after Thursday's meeting about how many homes were affected and footage needed and emphasized this would be strictly for material costs with no labor expenses. The costs could be paid with grant funds.

Attorney Mills clarified that work could only be done on right-of-way, not private property.

Chairman Williams made a motion to extend up to \$10,000 for material costs, with the understanding that if more were needed after the meeting, they would need to meet again to increase the amount. Motion was seconded by Vice Chairman Culverson, all in favor, motion passed.

FY25 LMIG Off System Safety Improvements

County Manager Granger reported that the off-system safety improvements would be advertised for bid the following day, appear in the paper Thursday, and be posted on the Georgia Procurement website. The bid opening was scheduled for May 19th at 11 a.m. at the Board of Commissioners office.

FY26 LMIG Pavement Improvements

County Manager Granger reported that LMIG pavement improvements, which involved resurfacing Oakview Church Post Road, would be advertised for bid the following day with bid opening scheduled for May 19th at 11:15 a.m. at the Board of Commissioners office.

FY25 Audit

County Manager Granger reported waiting to hear back from their auditor about what additional information, if anything, was needed from the county to conclude the audit. One requirement was an attorney letter, but she was not sure they had been given the template yet. The auditor was running behind schedule, and the deadline was May 31st.

Lakeside Annex Repairs

County Manager Granger reported waiting for a response from a contractor with a quote for the lakeside annex repairs.

Reynolds Landing Restroom Renovation

County Manager Granger reported that the restroom renovation at Reynolds Landing should be completed within the next two weeks, hopefully before the bass tournament on May 2nd.

Retirement 401(A) Amendment

County Manager Granger noted that the 401(a) amendment had been tabled from the previous meeting and requested moving it to budget meetings since it represented another incurred expense that needed to be included during work sessions.

Admin Office Renovation

County Manager Granger explained the need to renovate the administrative office at 230 Cherry Street to create a larger area for elections operations. Preliminary planning is underway to provide better public access on election nights, where people could come sit and view results. Currently, there was not adequate space, and people could not congregate in the main meeting room when they wanted to be where the Elections Superintendent was inputting information.

She had requested an estimate from a contractor for the work, noting this was not urgent. They were looking at 3-4 years out before wanting anything done.

FY27 Budget Calendar

County Manager Granger reported meeting with most departments with only 2-3 remaining. She requested scheduling the first work session for April 30th at 1 p.m. in the Board of Commissioners conference room, noting that the Beall Center would be tied up with early voting.

New Business

Zoning Update – Poultry Ordinance

County Manager Granger presented what she called a "fluid" poultry ordinance that had been put together for board review. She emphasized it was not in any final form and was subject to change, intended only for review at this point. They hoped to have it finalized with board comments and suggestions by the June Board of Commissioners meeting. She offered to provide copies to anyone who requested them, reiterating that it was very fluid and subject to change.

Westbrooke Place

County Manager Granger reported that the county had committed to a \$250,000 in-kind match at Westbrooke Place, which involved the road department helping with mowing, moving dirt, ditch work, and similar tasks. They had already started some of this work at Westbrooke. She wanted to ensure everyone was aware of the county's participation, which was required for the project to receive funding.

FY26 Local Road Assistance Funding

County Manager Granger reported their allocation for the year was \$518,000. This money could be allocated toward Galilee Church Road to help with costs since that project had gone over budget by about \$800,000, and these funds could be used for that purpose.

Safety Discount Program

County Manager Granger noted the deadline for the safety discount program was June 1st, and they should make that deadline with no problems this year. If everything were in order, they would receive a 5% discount on their workers' compensation policy.

Worker's Comp Audit

County Manager Granger reported completing the workers' compensation audit on March 26th, which resulted in an additional cost of \$32,000 for a total cost of \$104,000. She provided information showing their claims over the last five years and what those claims have cost the county and insurance company. They had recently had another vehicle accident involving a patrol car with about \$6,000 in damage during the pursuit of another vehicle that ended up in a field. This claim has a \$2,500 deductible.

ACCG Defined Benefit Plan Audit

County Manager Granger reported currently working on the defined benefit plan audit and expected to have it completed within the next couple of weeks.

Announcements

Annual Conference, Savannah; April 23 – 26, 2026

County Manager Granger announced that several people would be attending the annual conference the following week, April 23-26.

Lakeside Bass Tournament, Reynolds Landing Park; May 2, 2026

County Manager Granger announced the Lakeside Bass Tournament would be held at Reynolds Landing Park on May 2nd, starting at daylight and ending at 3 p.m.

May 12, 2026, BOC Meeting to be Held at Courthouse Due to Early Voting

County Manager Granger reported that the May 12th Board of Commissioners meeting would need to be moved to the courthouse. She had not yet confirmed the courtroom was available and would call to ensure they could

secure it. If not available, she would need to reschedule for a different day but tentatively planned for it to be held at the courthouse.

Adjournment

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