SEMINOLE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY WORK SESSION
SUPERIOR COURTROOM
SEMINOLE COUNTY COURTHOUSE
JUNE 9, 2026
5:00 P.M.

The Seminole County Board of Commissioners held their Regular Monthly Work Session on Tuesday, June 9, 2026. The meeting was held in the Superior Courtroom at the Seminole County Courthouse. Those present were Chairman Shelia Williams, Vice Chairman Darius Culverson, Commissioner Mark Spooner, Commissioner Jeffrey Braswell, Commissioner Brenda Williams, 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 which was followed by the Pledge of Allegiance. Roll call was conducted. All members were present. A quorum was established.

Approval of Agenda

Chairman Williams requested a motion to approve the agenda with one amendment to add Ms. Georgina Luedecke to agenda item 6, Citizen Comments. Commissioner Braswell made a motion to approve the amended agenda, seconded by Commissioner Brenda Williams, all in favor, motion passed.

Citizen Comments

Ms. Georgina Luedecke

Ms. Luedecke addressed the Board to raise concerns about the proliferation of data center proposals across the region. She noted that there was significant public discussion locally, across Georgia, and particularly across the river in Marianna, Florida, regarding proposed data center sites. She expressed concern that proposed sites in Blakely, Fort Gaines, and Albany were situated on or near the water table, which she felt posed potential environmental risks. Ms. Luedecke referenced the situation in Marianna and Jackson County, where eight data center sites had been proposed and where officials had been able to obtain a moratorium. She wanted to ensure that the Board of Commissioners was aware of these developments and was actively considering whether any ordinances, moratoriums, or regulations would be appropriate for Seminole County. Chairman Williams acknowledged her concerns and confirmed that the Board had the matter on its radar.

Mr. Luedecke, husband of Ms. Georgina Luedecke, identified himself as the Facilities Manager for the Northwest Regional Data Center in Tallahassee with a sister data center at Southwood. He offered to answer any questions the Board might have about how data centers operate. He provided context regarding employment at data centers, noting that most of the staffing is remote and that, beyond three operational shifts to keep facilities running, physical on-site employment is quite limited. He further noted that maintenance is contracted out, resulting in a small permanent workforce. He made himself available for any questions from the Board before taking his seat.

Constitutional Officer / Department Manager / Officials / Authority Updates

Code Enforcement Officer, Mr. Greg Long

Code Enforcement Officer Long presented his monthly report to the Board and reported the following:

- 10 new permits issued
- 16 open ordinance or code violations recorded, with 8 of those having been resolved
- 11 power poles inspected and power activated for residents
- 9 residential inspections conducted

Officer Long reported a significant increase in animal-related complaints, with 12 animal complaints and 1 dog bite recorded.

Officer Long stated that he attended the Board of Health quarterly meeting at the Seminole County Health Department and continued to provide code enforcement services to the Town of Iron City.

Officer Long provided a status update regarding Mr. Lyle Brackin dba Brackin Chicken Farm, LLC. He noted the company had received its final approval from the Georgia Department of Natural Resources, EPD Division. Mr. Brackin has filed his Notice of Intent with the Georgia Soil and Water Commission. Mr. Long noted that Mr. Brackin is in the process of securing land clearing and beginning construction. A permit for the construction project will be secured.

911 Coordinator, Ms. Paula Whaley

Ms. Paula Whaley, 911 Coordinator, provided a detailed update to the Board regarding a proposed upgrade to the county's call handling equipment — the system through which actual 911 calls are received. She carefully distinguished this from the CAD (Computer-Aided Dispatch) and Records Management System (RMS) previously approved by the Board, noting that while the two systems integrate, they are separate components.

Ms. Whaley explained that the current call handling equipment was installed in 2020. She presented a quote from Central Square Vertex — the same vendor selected for the new CAD and RMS systems — at a cost of $165,000. She clarified that a quote from Resilient previously included in the Board's packet had been for a CAD replacement only, not for call handling equipment.

Ms. Whaley expressed her preference for the Central Square Vertex quote, acknowledging that while the initial cost is lower with some alternatives, the annual renewal cost with Central Square is higher due to the cloud-based nature of the platform rather than locally hosted hardware. She noted the availability of financing through the same company used for the prior system.

Ms. Whaley walked the Board through the key capabilities and improvements included in the proposed system:

- three call taker positions plus a mobile laptop backup position, enabling 911 operations to continue even in the event of evacuation or emergency displacement — a lesson underscored by the experience of the recent hurricane
- Centerline AI Platform, an artificial intelligence-based voice transcription and translation service, included in the quote at no additional cost - This feature would allow dispatchers to transcribe calls in real time and automatically transfer that documentation into the CAD system.
- translation services allowing non-English speaking callers to be assisted without transferring the call to an outside vendor
- automated text messaging to abandoned 911 callers, addressing the high volume of abandoned cell phone calls the center regularly receives
- acceptance of photos and videos from on-scene callers, improving officer safety by giving dispatchers and officers better situational awareness before arrival
- outgoing text messaging capability to any number, not limited to those who have already called 911 — particularly useful for third-party calls involving individuals on the lake who may not have called for themselves

Ms. Whaley noted she had also evaluated an offering by Axon that covered two of these features — translation and transcription — but declined to pursue it given its cost relative to the more comprehensive Central Square offering.

Chairman Williams asked whether the new system would be compatible with the state's future transition to Next Generation 911 (NG911/XNG911). Ms. Whaley confirmed that it would be fully compatible once the state completes that transition, which she estimated to be two to three years out.

Chairman Williams inquired about the anticipated timeline for installation, and Ms. Whaley indicated she would prefer to install the call handling equipment at the same time as the CAD and RMS to avoid having to bridge the old system with the new one. She noted that installation could potentially be scheduled four to five months prior to the others, and that getting started was a matter of contacting the vendor.

Vice-Chairman Culverson made a motion to approve the Central Square Vertex call handling equipment for the 911 center, to be coordinated with the previously approved CAD and RMS installation. The motion was seconded by Commissioner Braswell, all in favor, motion passed.

Elections Superintendent, Mr. Ron Foskey

Elections Superintendent, Mr. Ron Foskey, provided the Board with a comprehensive verbal update, noting that his written report had been presented to the Elections Board the prior day and ran three pages in length. He summarized the highlights as follows:

Recent Election Results: The primary election produced 404 in-person advance votes, 1 provisional ballot, 14 absentee ballots, and a total of 1,431 votes across all categories.

Election Night Server Failure: Mr. Foskey acknowledged a significant election night technical issue. The county's server failed during tabulation, preventing results from being released to the public in a timely manner. Although Mr. Foskey stated he knew what the results were, the tabulator was still running, and he was unable to release the numbers to the public. The office was required to travel to Bainbridge and use Decatur County's server to complete the count. He confirmed that the failed server has since been replaced, certified, and is operating properly.

Post-Election Audits: Two audits were conducted following the election, including the standard risk-limiting audit. The Superior Court judge appointed two citizens to serve as nonpartisan participants, with Mr. Foskey selecting one Republican citizen and one Democratic citizen. The audit panel also included Elections Board Chairman Petra Joyner and Elections Clerk Mike Rogerson. Mr. Foskey described the process as hand-counting select ballots designated by the state and comparing those counts against machine results. He reported the process was completed successfully.

Upcoming Runoff Election: Early voting in the runoff was actively underway, running Monday through Friday from 9:00 AM to 5:00 PM. Election Day for the runoff is June 16th, with polls open from 7:00 AM to 7:00 PM at precincts.

Legislative Update — No QR Codes Mandate: Governor Kemp called a special legislative session for June 17th to address two matters: state redistricting and the implementation of a July 1st mandate eliminating QR codes from ballots. Mr. Foskey noted that all 159 counties must implement the same approach, and that a webinar was scheduled for the following day to provide direction. He also noted that the Republican PSC District 3 race had triggered a recount due to the closeness of the vote, with a related webinar also scheduled for the next day.

Year-in-Review Highlights: Mr. Foskey took the opportunity to share accomplishments from the past year, noting he had missed the prior month's meeting where he had intended to share these updates:

- Over 200 voters were removed from the rolls — individuals who had either moved out of the county or passed away — addressing what Mr. Foskey suggested may have been a longstanding backlog.
- Over 2,500 pieces of voter data were cleaned and updated to reflect name changes, address changes, driver's license updates, and other modifications.
- The office managed two redistricting efforts: one for the City of Donalsonville and one for Seminole County, the latter of which required Mr. Foskey and Elections Clerk Mike Rogerson to review all 6,400 voters and their street within four days, without assistance from the state despite a request for help. Mr. Foskey commended Elections Clerk Rogerson for doing an excellent job.
- Sunday voting was introduced in Seminole County for the first time, with Mr. Foskey committing to continue the offering through at least November to allow time for public awareness and adoption to grow.
- A Youth Poll Worker Initiative was launched and recognized for excellence by proclamation on the Georgia House floor by Representative Greene. The initiative resulted in 43 new poll workers which enabled half-day shifts that Mr. Foskey noted reduces fatigue-related issues among poll workers.
- Six new poll managers were trained.
- The cost for Logic and Accuracy (L&A) testing was reduced from $4,500 to $2,000 per event by bringing the process in-house.

Chairman Williams commended Mr. Foskey's work, stating that he was doing an excellent job.

County Attorney Report

Status Report

County Attorney Mills provided an updated Status Report to the Board.

Bushel and A Peck, LLC/Rizer Loan

Attorney Mills stated that B&P/Rizer's attorney had filed a motion to stay the pending judgement. A hearing has been set in August. Attorney Mills will attempt to resolve the case pending the hearing.

Airport Property

County Attorney Mills noted he had reviewed the complete request of GDOT and attached the attorney's certification letter for the county. He indicated a joint certification with the city had been attempted; however, he had been unable to obtain certification from the city. The request includes a "joint sponsorship" agreement that was completed but not executed by the two bodies. Attorney Mills indicated he had reached out to City Attorney Stewart and had not received a reply to date. He noted that a meeting may be necessary with the City Attorney, Airport Authority, and his firm to respond completely to GDOT.

Galilee Church Road – Right of Way

County Attorney Mills noted that a realty specialist from the Corps of Engineers is working on the ROW request and has received feedback from their land surveyor regarding legal description and recommendations. Recommendations have been sent to Stacey Watkins for review and feedback. Regarding condemnation actions, Attorney Mills is working on dismissals for cases that have settled (Mungin, Moore, Love, and Mezyk) so that court deposits can be remitted back to the county. Attorney Mills noted he is waiting for a reply from Stacey Watkins regarding plat recordings. Plat references in the deeds received from DOT either reference the original subdivision plat or are incomplete. Attorney Mills noted that his versions of the updated plats are stamped as a draft. He is waiting for a reply from Stacey to find out if she has recorded versions versus originals he can send for recording. The descriptions will need to be updated for the pending actions. A scrivener's affidavit correcting the plat information will be completed for the deeds that have been signed and recorded.

HB 581 – Homestead Exemption "Opt-Out/In"/FLOST Referendum 2025

Attorney Mills noted the recent legislative session had produced amending laws regarding last year's HB 581 and how it will impact the county. He noted that ACCG's response regarding the implications of the new laws to come into effect this year had not been received yet. As this information becomes available, he will update the Board.

Acts 29: The Next Chapter, Inc – Youth Development Program

Attorney Mills noted he had reviewed documents and information that had been provided to him regarding the youth program. His review indicated that the USDA grant program may require the county to be a “partner” on the grant. If so, Attorney Mills cautioned the Board not to enter such an obligation. Attorney Mills noted he was not opposed to adopting a resolution in support of the organization; however, he recommended deleting the next to the last paragraph in the resolution that had been presented for review.

Board Of Tax Assessors Term Limits

No updates were provided on this agenda item.

LHOST Timeline

Attorney Mills noted that Representative Greene had agreed to present LHOST documents to the legislature on the county’s behalf and directed that the signature document be passed around for Board members to execute. He requested the document be emailed to him upon completion.

Vice-Chairman Culverson made a motion to approve and authorize Representative Greene to present the LHOST resolution to the Georgia Legislature on behalf of Seminole County. The motion was seconded by Commissioner Spooner, all in favor, motion passed.

County Ordinance Amendment

Attorney Mills noted he had received the proposed ordinance prepared by GACE, as amended. It will need to be formatted for the county code and may have to have a first and second read for adoption. Attorney Mills recommended the Board have a first reading and make any changes prior to the next meeting. Chairman Williams noted that minor changes had been made to the relevant document during the evening's discussions and expressed hope that a first read could take place the following month. Attorney Mills noted he would have the document formally formatted by the next meeting. Attorney Mills indicated that the notice to the newspaper needed to be submitted promptly given the short timeline, urging that it be placed in the newspaper for the current week if possible.

Financial Statements, Minutes, ACO Reports, Overtime Reports

Board members acknowledged receipt and review of the following reports.

- Financial Reports for May 2026
- Regular Meeting Minutes for May 12, 2026
- Budget Work Session Minutes for May 14, 2026, at 10 a.m.
- Budget Work Session Minutes for May 21, 2026, at 10 a.m.
- Budget Public Hearing Minutes for May 21, 2026, at 6 p.m.
- Budget Special Called Meeting Minutes for May 28, 2026, at 6 p.m.
- Errors & Omissions Report
- Overtime Reports

Chairman Williams made a motion to approve reports as written, seconded by Commissioner Braswell, all in favor, motion passed.

Unfinished Business

Spring Creek Master Plan

County Manager Granger noted a meeting had been scheduled with the Corp of Engineers for June 25, 2026, at 1p.m. Chairman Williams and Vice-Chairman Culverson are scheduled to attend the meeting to review the plan for Reynolds Landing Park.

CDBG DR

Regarding the project at Galilee Church Road and Riverside Acres, County Manager Granger noted that silt fencing had been completed and the making of a roadbed on the north end of Galilee Church Road is underway. She highlighted that a minimal number of complaints had been received regarding interruption of services.

FY25 LMIG Off System Safety Improvements

County Manager Granger reported that a bid opening had been held on May 14, 2026. One bid was received from Peek Pavement in the amount of $550,600.50. Chairman Williams made a motion to award the project to Peek Pavement. Commissioner Spooner seconded the motion, all in favor, motion passed.

FY26 LMIG Pavement Improvements

County Manager Granger reported that a bid opening had been held on May 14, 2026. Two bids were received. Reames bid $2,299,031.60. Oxford Construction bid $1,934,719.75. Chairman Williams made a motion to award the project to Oxford Construction. Commissioner Brenda Williams seconded the motion, all in favor, motion passed.

FY25 Audit

County Manager Granger reported the FY25 audit was expected to be completed by the end of the week. Mauldin and Jenkins are working on outstanding items related to CDBG accounts and their impact on financial statements. County Manager Granger reported that the county is currently on the non-compliant list with the Department of Community Affairs. The Department of Community Affairs will withhold payment requests for the DR project until the county is compliant. County Manager Granger noted that she receives emails daily regarding non-compliance and expressed hope that the audit will be completed by the end of the week.

Zoning Update – Poultry Ordinance

County Manager Granger noted that the Board had reviewed the Poultry Ordinance again that evening and made a few minor changes. She stated she would make the revisions and provide the Board with an updated version for review.

Comprehensive Plan

County Manager Granger noted that more names were needed for the steering committee. She reported she had communicated with EMA Director Kale King, and he had agreed to serve on the committee. She recommended that Code Enforcement, two commissioners, and herself be a part of the committee. Sheriff Elliott agreed to appoint Chief Deputy Bagwell to serve on the committee. County Manager Granger stated the next step is to schedule a meeting with Iron City and the City of Donalsonville.

New Business

FY26 Budget Amendments

County Manager Granger presented FY26 Budget Amendments. Commissioner Braswell made a motion to approve the FY26 Budget Amendments. The motion was seconded by Commissioner Spooner, all in favor, motion passed.

Property Disposal

County Manager presented county-owned property as listed below for the Board to consider for disposal.

1. Rock Pond Road 27th LD / LL 74, Parcel 00340055, .5 acres
2. Acorn Drive Lot 236 Cypress Village, Parcel 0030C111, .53 acres
3. 802 Pugh Ave Lot 4 Parcel D0250024, .35 acres
4. Brackin Road
   a. Lot 9 Blk A Moore Village Parcel 0007A031, .48 Acres
   b. Lot 15 Blk A Moore Village Parcel 0007A037, .48 Acres
   c. Lot 17 Blk A Moore Village Parcel 0007A039, .48 Acres
   d. 14th / LL 261 Parcel 00080099, 1 Acre

The Board considered the disposal of the identified county-owned parcels of property. It was noted that once disposal is completed on the current set of properties, additional disposals would be processed in subsequent batches of five to ten items at a time until all surplus properties are addressed.

Vice-Chairman Culverson made a motion to approve the identified parcels of property for disposal. The motion was seconded by Commissioner Brenda Williams, all in favor, motion passed.

Appointment of Mrs. Heather Smith to the Region 4 Behavioral Health & Development Disabilities Board

County Manager Granger recommended appointing Mrs. Heather Smith to the Region 4 Behavioral Health & Development Disabilities Board to serve a 3-year term effective immediately.

Chairman Williams made a motion to approve appointment of Mrs. Heather Smith to the Region 4 Behavioral Health and Developmental Disabilities Board for a three-year term effective immediately. The motion was seconded by Commissioner Braswell, all in favor, motion passed.

Selection Of Health Insurance Provider

County Manager Granger noted that no other quotes apart from Blue Cross Blue Shield were obtained for health insurance. She reported that Blue Cross Blue Shield increased cost by 5%. County Manager Granger recommended keeping Blue Cross Blue Shield as the county's health insurance provider and asked that the county absorb the 5% increase rather than pass the cost increase to employees. Commissioner Braswell made a motion to approve Blue Cross Blue Shield as the county's health insurance provider and for the county to absorb the 5% cost increase rather than passing the cost increase to employees. Vice-Chairman Culverson seconded the motion, all in favor, motion passed.

ACCG Retirement Update Schedule B

County Manager Granger noted the ACCG Retirement Plan Schedule B was necessary for compliance with state regulations. She reported that no changes were made to the plan with no impact on employees. There is a $20 per employee fee paid quarterly. Chairman Williams made a motion to approve the ACCG Retirement Plan Schedule B. Commissioner Brenda Williams seconded the motion, all in favor, motion passed.

Announcements

SPLOST VII Meeting - June 11, 2026 – 5:00 p.m. at Courthouse Annex Conference Room

Corp of Engineers Meeting regarding Reynolds Landing Park improvements, June 25, 2026, at 1 p.m.

Lakeside Festival – July 4, 2026, at Reynolds Landing Park

Adjournment

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