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

The Seminole County Board of Commissioners held their Regular Monthly Work Session on Tuesday, July 14, 2026. The meeting was held at the Beall Center. Those present were Chairman Shelia Williams, Vice Chairman Darius Culverson, Commissioner Jeffrey Braswell, Commissioner Brenda Williams, and County Manager/Clerk Paula Granger. Commissioner Mark Spooner was absent. The agenda for the regular monthly meeting was discussed with no action taken.

SEMINOLE COUNTY BOARD OF COMMISSIONERS
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6:00 P.M.

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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 except Commissioner Mark Spooner. A quorum was established.

Approval of Agenda

Commissioner Braswell made a motion to approve the agenda. Commissioner Brenda Williams seconded the motion. All in favor, motion passed.

Citizen Comments

Mr. David Maxwell

Mr. Maxwell was not present.

Constitutional Officer / Department Manager / Officials / Authority Updates

City Manager, Mr. Jeff Hatcher

City Manager Jeff Hatcher reported on two airport-related matters. First, he noted a new state house bill requires both the city and county to update zoning regulations to establish a protected zone around the airport. Details are expected following an upcoming end-of-month meeting with state representatives. Second, City Manager Hatcher reported receiving a letter from GDOT requiring a corrective action plan and deliverables related to the airport co-sponsorship by month's end. County Attorney Mills confirmed that the outstanding items were resolved, with only a title certification and a checklist remaining. City Manager Hatcher and County Attorney Mills agreed to coordinate, along with a potential Zoom meeting with the state representative, to finalize the submission promptly.

Code Enforcement Officer, Mr. Greg Long

Code Enforcement Officer Greg Long presented his activity report covering the period since the last meeting. He reported the following:

- 17 permits issued
- 19 code violations issued
- 6 new power connections approved
- 6 mobile home permits approved
- 22 various construction inspections completed
- 8 animal complaints handled
- 1 illegal burn addressed
- 2 code violations addressed for Iron City
- boat landing fees collected weekly

Road Department Bid Openings, Asst. Road Superintendent, Mr. Richard Adams

Assistant Road Superintendent Richard Adams presented bids received for a motor grader and tractor. Regarding the motor grader, Assistant Road Superintendent Adams recommended the board postpone a final decision until staff examined one of the offers in further detail. Regarding the tractor, bids were received from four vendors as follows:

- John Deere: $244,821.20
- Kubota: $188,835.55
- Case: $173,800.00
- Massey Ferguson: $152,205.52

Assistant Road Superintendent Adams recommended the Massey Ferguson bid. He explained that Massey Ferguson offered a three-year, 3,000-hour warranty, and that during the entire warranty period the vendor would perform in-house servicing and come directly to the county to keep the tractor maintained. He also noted that Massey Ferguson was the lowest bid. He explained that the tractor would replace a unit that had experienced major mechanical problems and had subsequently been declared surplus. The tractor would serve as a backup for roadside mowing equipment and as a utility tractor for hauling material clipped from roadsides.

Commissioner Brenda Williams made a motion to purchase the Massey Ferguson tractor and table a decision on the motor grader until further review. Commissioner Braswell seconded the motion, all in favor, motion passed.

Development Authority Director, Ms. Sarah Avery

Development Authority Director Sarah Avery reported on the success of the July 4th Lakeside Festival organized by One Seminole, noting a strong community turnout. She also announced that the Development Authority received a GRAD (Georgia Ready for Accelerated Development) certification scholarship grant for the industrial park, which will fund updated surveys and help attract site selectors. Director Avery noted an upcoming SBDC marketing class on July 20th at the Lion's Hall. She concluded by sharing 2025 Department of Labor employment data for Seminole County, noting 2,366 employees, an average weekly wage of $895 (up 9.61% from 2024), though the county remains 36.25% below the state average wage.

County Attorney Report

Status Report

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

Airport Property

Attorney Mills noted he would coordinate with City Attorney Stewart the next day to establish a plan to satisfy GDOT requirements.

Galilee Church Road – Right of Way

County Attorney Mills noted recordable plats had not yet been received from Stacy Watkins. He noted that plat references in the deeds received from DOT referenced the original subdivision plat, not the right-of-way deed plat number. A scrivener's affidavit correcting the plat information will be completed by Attorney Mills for the deeds that have been signed and recorded after correct information is received from Stacy Watkins.

LHOST

Attorney Mills noted that legislation for LHOST failed during the recent legislative session and was off the table for the time being.

First Reading Poultry Ordinance

County Attorney Mills presented the first reading of an ordinance amending the Seminole County Code of Ordinances. He read the full title of the ordinance into the record as followed:

An Ordinance of the County Commission of Seminole County for purposes of amending Article 10, Section 10 of the Seminole County Code of Ordinances by deleting Article 10, Section 10.03, 10.04, and 10.05 in their entirety, and inserting a new Section 10.05 relating to commercial poultry operations, to follow current state laws, established procedures, rules, and regulations governing persons, firms, businesses, companies, and corporations engaged in commercial poultry operations in the unincorporated area of Seminole County, and to provide enforcement and remedies for violations of this ordinance, and for other purposes.

Attorney Mills indicated that upon the board's direction, a public notice would be placed in the newspaper, a public hearing would be held at the next regular meeting, followed by a second reading and a vote.

SPLOST VII

County Attorney Mills reported that the Intergovernmental Agreement (IGA) had been finalized and agreed to among Iron City, Donalsonville, and the county. He noted that the board had before it a resolution to approve the IGA, as well as a resolution calling for the referendum to be placed on the November ballot. Attorney Mills indicated that the same documents had been transmitted to City Manager Hatcher for the city's processing, and that the ballot language and order of call would be provided to the elections office in a timely manner so that ballots could be printed.

County Manager Granger noted that the SPLOST project figures had been updated, with approximately $137,000 added to recreational areas and parks due to anticipated upgrades at Reynolds Landing. The Donalsonville allocation had decreased slightly, and the Iron City allocation had increased. The anticipated total revenue remained at $9,125,000 over the six-year period. If passed in November, SPLOST would take effect April 1, 2027.

Commissioner Braswell made a motion to approve the resolution authorizing the Intergovernmental Agreement as described by Attorney Mills. Vice Chairman Culverson seconded the motion, all in favor, motion passed.

Chairman Shelia Williams made a motion to approve the resolution calling for the SPLOST VII referendum in November. Commissioner Braswell seconded the motion, all in favor, motion passed.

Solar Farm Resolution

Attorney Mills explained that the board had before it a resolution to establish a six-month moratorium on new solar farm projects in unincorporated Seminole County. He described this as a precautionary measure to allow the county time to evaluate and update its ordinances prior to approving any new projects.

Data Center Resolution

Attorney Mills provided context for the data center moratorium resolution. He reported that Early County had adopted their own data center ordinance the prior evening. He noted that QTS Data Centers was planning to locate a complex within the city limits of Blakely, meaning the county would not have direct regulatory authority over that specific development, which was being controlled by the city council. He indicated the first building could be expected to be online within approximately three years. Attorney Mills explained that data centers are entirely dependent on what Georgia Power commits to in terms of electrical service.

Commissioner Braswell made a motion to approve moratorium resolutions on both solar farms and data centers. Vice Chairman Culverson seconded the motion, all in favor, motion passed.

Acts 29: The Next Chapter

County Attorney Mills presented the proclamation regarding Acts 29: The Next Chapter and read the proclamation into record. The proclamation recognized Acts 29: The Next Chapter as a ministry committed to serving individuals and families through outreach, spiritual encouragement, mentorship, and community engagement. Commissioner Brenda Williams made a motion to approve the adoption of the Acts 29 proclamation. Vice Chairman Culverson seconded the motion, all in favor, motion passed.

Financial Statements, Minutes, ACO Reports, Overtime Reports

Board members acknowledged receipt and review of the following reports.

- Financial Reports for June 2026
- Regular Meeting Minutes for June 9, 2026
- SPOST VII Meet & Confer, June 11, 2026
- Errors & Omissions Report
- Overtime Reports

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

Unfinished Business

Spring Creek Master Plan - CORP Meeting

County Manager Granger reported that Chairman Williams, Vice Chairman Culverson, herself, and Steve Dickman met with the U.S. Army Corps of Engineers on June 25th. The Corps confirmed that the 2011 master plan is approved and that work can proceed on projects identified therein without an additional environmental study. Approval of the updated 2026 master plan could take a year or more.

Vice Chairman Culverson made a motion to move forward with the Spring Creek campsite project under the 2011 master plan, including directing Stacy Watkins to conduct an engineering review of the 25-site campsite area and dump station location to ensure no interference with future planned phases. Commissioner Braswell seconded the motion, all in favor, motion passed.

CDBG DR

County Manager Granger updated the board on the status of the CDBG DR project, which covers the Galilee Church Road and Riverside Acres area. She reported that contractor Oxford had not been on-site for several weeks. During that time, the Road Department had been required to repair washed-out areas caused by recent rainfall. She described one situation in which a homeowner's yard had been left nearly covered in tree debris up to the front porch after Oxford felled a large tree. County Manager Granger stated that she had notified Oxford about the situation and received no reply, requiring the county's Road Department to clean up the debris for the homeowner. She expected Oxford to return to the site the following week.

FY25 LMIG Off System Safety Improvements

County Manager Granger noted that no start date had been established yet for the FY25 LMIG Off System Safety Improvements project.

FY26 LMIG Pavement Improvements

County Manager Granger reported that Oxford was on-site and that the board should expect to see progress the following week. She noted a question had arisen regarding the city limits boundary along Alternate 91 and Oakview Church Road, related to a potential annexation that may not have been finalized. City Manager Hatcher clarified that the annexation had not been completed, as it was contingent on finalizing matters related to those two roadways. He stated that GDOT had taken the position that the county owned Alternate 91, having issued a commissioner's order to that effect and even requiring the county to take over the traffic lights on that corridor. He indicated that a small section at the north end of Alternate 91 was the remaining piece, which the city intended to take over for maintenance purposes, with city limit signs to be moved accordingly once the transfer was formalized. Attorney Mills noted that a recorded right-of-way plat was still needed and stated he would follow up with City Attorney Chip Stewart regarding whether a commissioner's order or actual deed documentation could be provided. County Manager Granger noted that Oxford's paving scope would extend past the existing city limit sign to include the entrance of the new subdivision.

FY25 Audit Completed

County Manager Granger reported that the FY25 audit conducted by Mauldin & Jenkins had been completed and that copies had been emailed to all board members. She explained that the county had appeared on the state's noncompliant list for submitting the audit past the May 31st deadline and that several items required by Mauldin & Jenkins had not been compiled as part of the usual audit process conducted with Burke, Worsham & Harrell. She confirmed all outstanding items had since been resolved and expressed confidence that the county would be removed from the noncompliant list when it was updated. She cautioned that being on the noncompliant list had the effect of stopping LMIG, CDBG, and other funding flows, underscoring the importance of the resolution. County Attorney Mills noted that two other county clients he represented had also appeared on the noncompliance list at the same time for the same reason. County Manager Granger also noted that Mauldin & Jenkins would attend the August 11th board meeting to present and discuss their audit findings and that the FY26 audit would begin in the second week of August.

Comprehensive Plan

County Manager Granger noted that the first meeting with the Regional Commission regarding the Comprehensive Plan update had been scheduled for Thursday, July 23rd at 10:00 AM at the Beall Center.

Acts 29: The Next Chapter Proclamation

This agenda item was discussed and voted on during the presentation of the County Attorney's Status Report.

Lakeside Festival

County Manager Granger noted the July 4th Lakeside Festival was successful and expressed hope that the event could become an annual tradition, with One Seminole heading it up and participation from both cities, the county, and other organizations willing to help fund the event.

New Business

Baseball World Series

County Manager Granger reported that a local youth baseball team (ages 8–9) qualified for the World Series, scheduled for July 23rd. The Board considered sponsoring each of the 12 players at $1,500 per player, totaling $18,000, to be drawn from recreational department reserve funds accumulated from gate fees. County Attorney Mills indicated he would review the matter to confirm the legal authority to use those funds, given that the savings account had been funded through the recreation department rather than the general fund. Commissioner Braswell made a motion to sponsor each of the 12 players in the amount of $1,500 per player, for a total of $18,000, subject to County Attorney Mills' legal review and approval of the funding mechanism. Vice Chairman Culverson seconded the motion, all in favor, motion passed.

Three Notch Agreement for Relocation of Utility Poles

County Manager Granger presented the agreement with Three Notch Electric for the relocation of utility poles along Galilee Church Road and Riverside Acres, required to complete the paving project correctly. The cost provided by Three Notch was $55,924.50. County Manager Granger noted the work needed to be done expeditiously. She noted the funds would not be paid using CDBG project funds due to depletion by the project coming in over budget.

Chairman Shelia Williams made a motion to approve the Three Notch Electric agreement to relocate utility poles at a cost of $55,924.50. Commissioner Brenda Williams seconded the motion, all in favor, motion passed.

Old Jakin Road Vehicle Damage

County Manager Granger reported that a citizen's vehicle had sustained damage from a pothole on Old Jakin Road, resulting in two damaged rims and two damaged tires, with a replacement cost of $2,014.00. She explained that the driver had no way to avoid the pothole, law enforcement had been called, and a claim had been filed.

County Manager Granger reported on efforts to address the pothole itself. She stated that she had spoken with the plant manager at APG, whose heavy truck traffic was a contributing factor in the road's deterioration. She had asked whether APG, which currently had paving equipment on-site for parking lot improvements, might be able to assist with repairing the pothole, and the plant manager had indicated they could, with a potential cost-sharing arrangement. County Manager Granger noted she had not yet received a formal response with an amount but felt it was the most practical and quickest solution, particularly given that a previous quote from Oxford for a larger section of the intersection had come in at $83,000. She indicated she would continue to follow up with the plant manager.

Chairman Shelia Williams made a motion to approve payment of $2,014.00 for vehicle damage repairs caused by a pothole on Old Jakin Road. Commissioner Braswell seconded the motion, all in favor, motion passed.

HVAC System Replacement

County Manager Granger reported that the air conditioning system at the Sheriff's Office had failed and required replacement. The cost to replace the unit was $7,657.00.

Chairman Shelia Williams made a motion to approve the HVAC system replacement at the Sheriff's Office at a cost of $7,657.00. Motion was seconded by Commissioner Brenda Williams, all in favor, motion passed.

Business Personal Property Agreement (Adval Consulting, LLC)

County Manager Granger noted that a renewal contract from Adval Consulting, LLC had been received that day and had not been provided to board members in advance. She indicated there was a price increase over the prior year of approximately $800 to $1,000. The renewal contract amount was $29,046.00.

Joseph M. Norman Appraisal Services

County Manager Granger noted that a renewal contract from Joseph M. Norman Appraisal Services had been received that day. She stated that Mr. Norman's rate remained the same as the prior year at $82,500.00.

Commissioner Braswell made a motion to approve both the Adval Consulting, LLC renewal contract at $29,046.00 and the Joseph M. Norman Appraisal Services renewal contract at $82,500.00. Motion was seconded by Vice Chairman Culverson, all in favor, motion passed.

Executive Session

Chairman Shelia Williams made a motion to move into executive session to discuss a personnel matter. Commissioner Braswell seconded the motion, all in favor, motion passed.

Chairman Shelia Williams made a motion to return to regular session. Commissioner Brenda Williams seconded the motion, all in favor, motion passed.

Commissioner Braswell made a motion to approve a salary increase for Assistant Road Superintendent Richard Adams and to convert his compensation status from hourly to salaried. Vice Chairman Culverson seconded the motion, all in favor, motion passed.

Announcements

DCA Monitoring Visit CDBG DR Wednesday, July 15, 2026, at 10 a.m.

NACO Annual Conference & Expo, July 17 – 20, 2026, New Orleans, LA

Comprehensive Plan Update Meeting, Thursday, July 23, 2026, at 10 a.m.; Beall Center

Adjournment

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