



The Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
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Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Kenneth Riner, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES OF THE REGULAR MONTHLY MEETING

October 3, 2023

215 McNaughton St.

PRESENT:

Commissioner Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost

Kenneth Riner, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

Chairman Coffey called the Monthly Work Session of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 6:00 p.m., with all other Commissioners present, and live streaming on our Facebook page.

Commissioner Coffey and all Commissioners present. With 5 of the public in attendance.

APPROVAL OF THE MINUTES OF THE SEPTEMBER 6TH, 2023 PUBLIC HEARING III & SEPTEMBER 6TH, 2023 REGULAR MEETING

Commissioner Frost made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous.

APPROVAL OF THE SEPTEMBER 6TH, 2023 EXECUTIVE SESSION MINUTES

Commissioner Hoyte made the motion to approve the minutes as written. Seconded by **Commissioner Frost**. The vote was unanimous.

APPROVAL OF THE SEPTEMBER 25TH, 2023 WORK SESSION MINUTES

Commissioner Douglas made the motion to approve the minutes as written. Seconded by **Commissioner Frost**. The vote was unanimous.

APPROVAL OF THE EXECUTIVE SESSION MINUTES OF SEPTEMBER 25, 2023

Commissioner Frost made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous.

OPEN FORUM

None

OLD BUSINESS

Attorney Minter updated the Commission about CME trailer park was scheduled to close its sale in September, it has been delayed until October. Ms. Hedgecoke, Ms. Beck, and himself are getting together on the code violations they are still working through and a zoning letter they asked for in the past, and they never received. The Attorney will work with Ms. Lou Beck on the letter. **Chairman Coffey** asked what would be in the letter and the attorney informed him that it would be the status of the property, it might also include any pending violations. He also noted an old deed that came to his attention by Ms. Gwanda Place that never got filed about the cemetery. So he will look into that as well, so we can get it filed.

County Manager Hwy 520 is open, but it will be getting paved, so there will be more road construction delays coming up down the road.

NEW BUSINESS

Attorney Minter has received a letter from someone who represents the Patterson family, it is concerning the easement on Box Springs Rd. Attorney wrote back to seek clarification on the easement. He suggested putting on the Work Session agenda as far as what can we do to maintain the easement. It is now maintained by the county up to the end of the paved road. An easement doesn't mean the county would be giving away the right of the easement, it just means the owner would have the right to use it. Landowner also on Firetower Rd. allegedly saying the county could fix something on the road that would fix the issues coming into their yard. Need to setup a meeting with the owner and get the County Managers input. Attorney recommends one office or one person as designated records request custodian. It would make sense to be the County Clerk. It would be more efficient to come from one office.

County Manager the water dept had a leak on Manta road and they had to cut the road, coming the next day to patch the road. Found a place for the tower informed Commissioner Frost to get with him and see if it will work.

CAPITAL BUDGET: Motion to approve Capital Budget made by Commissioner Frost ,
Seconded by Gerald Douglas. The vote was unanimous.

2021 AUDIT: **Commissioner Coffey** informed the Commission that Will Geer would not be at the meeting but we were informed he would either be at our next meeting or over the phone to give our audit briefing. He received a phone call prior to the meeting stating that Will Geer would not be able to do our 2022 & 2023 Audit. With that being said we need to move forward with our 2022 & 2023 Audits. Ms. Dunn will get everything needed for another auditor.

Motion made to table until next meeting Commissioner Frost, Seconded by Commissioner Hoyte. The vote was unanimous.

EXECUTIVE SESSION:

A Motion was made to go into executive session at 6:20 p.m. **Commissioner Hoyte** made the Motion, seconded by **Commissioner Frost**. The vote to enter executive session was unanimous.

Regular meeting reconvened:

The regular meeting reconvened at 7:30 p.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session.

Commissioner Coffey stated that we needed to amend the agenda, we have an emergency concern so that we will be in compliance with the state, in reference with 911. A resolution was passed in March 2022, we did

not have the authority to adopt the resolution. So we need to amend the agenda to declare the resolution ultra vires.

911 Resolution from March 2022 made Ultra vires: Motion made to amend and approve made by Commissioner Frost, seconded by Commissioner Hoyte. The vote was unanimous.

Commissioner Coffey read both old and new resolutions verbatim.

New 911 Resolution: Motion made to approve by Commissioner Hoyte, seconded by Commissioner Biddle. The vote was unanimous.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Monthly Work Session of the Board of Commissioners adjourned at 8:02 pm on Tuesday, October 3, 2023.


CHARLES COFFEY, CHAIRMAN


TIMOTHY BIDDLE, VICE CHAIRMAN


GERALD DOUGLAS, COMMISSIONER


DAMON HOYTE, COMMISSIONER


JASON FROST, COMMISSIONER

November 7, 2023
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the October 3, 2023, Regular Meeting, was approved via majority vote by the Board of Commissioners in its Nov. 7, 2023 regular meeting.

ATTESTED BY: 
KENNETH RINER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

