



The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 Fax (706) 989-2005 lisa@ugoccc.com

Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES PUBLIC HEARING

Dec. 3, 2024

215 McNaughton St.

PRESENT:

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

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

Chairman Coffey the Public Hearing of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 6:00 p.m., with all other Commissioners present with the exception of Commissioner Hoyte, and live streaming on our Facebook page.

PUBLIC HEARING

CHAIRMAN COFFEY opened the Public Hearing for the Conditional Use Permit for The Lopez Family at 105 Mustang Dr., the property is 1 acre, they would like to replace the existing mobile home with a new mobile home. Oct. 2024, Ms. Lopez has a 1990, with black mold, she would like to replace this mobile home with a new one, the planning and zoning has approved her request. Zoned R1, and 1 acre. A representative from planning and zoning is in the audience, Brent Ingersoll, he is the Chairman.

OPENING REMARKS

Janet Lopez – 105 Mustang Dr, purchased the property because her son lives at the end of the street, and he is in the military. She wants to be able to support her family, they have a teenager and a newborn. They are trying to update the current property and give more value to the land. (7:57 minutes left to speak)

Kitara Wilson – 108 Mustang Ct., for 38 Years, home of record, she has been silent the whole-time things have been going on in her community, but when this CUP came around, she felt her voice be heard, nothing against the family, but she thought the ordinance stated her neighborhood would be stick built homes would be put up and not mobile homes. She stated that the values will start to go down if the mobile homes keep coming in her community, she stated she doesn't know why a better inspection was done prior to buying the property and they would've seen the black mold, and maybe not even made the purchase.

Matt McAdams – (Passed out the county ordinance) 128 Mustang Dr. He stated he does not want to be here again, it causes hurt in his community, the Lopez's live right next to him, they are great people, he just wishes we can stick to the ordinance. Appendix A.3, conditional Uses, deemed appropriate, when certain conditions are met, section 11, page 3, preowned manufactured homes, shall only be permitted in r1 and r3, we've been through this before, the majority is stick built homes. He does not see how it meets the conditions. He doesn't see how it can get this far, or past planning & zoning, and if he is wrong to let him know. He wants to know what is conditional use and how does it benefit the community, he would like to see it go away all together.

Melissa Haymond – 109 Mustang Dr., she stated here we are back again, we walked around again, she stated she is there in opposition of the CUP, those are 3 communities that came as 1. There is one entrance and one exit. She stated the lot is one acre it is suitable for a stick built home, they haven't had any other lots over there in over twenty years that have had a mobile home moved in. People talk about how they love to trick or treat in the neighborhood. She stated all of the other mobile homes were grandfathered in. She walked around with Mrs. Sheila Wilson and most of the neighbors agreed and signed a petition that they didn't want a mobile home in the neighborhood.

Sheila Wilson – 108 Mustang Ct – She would like to welcome the Lopez's to the community, but she is in opposition of the Conditional use permit. She believes there are other options than mobile homes. There have been written promises to her, from George Adams Jr. Here heart & soul is there. She isn't sure about the 5 acre rule for mobile homes, but she thought we had that at one time, and that did secure her area at one time. It is very hard for her to stand and talk about the same thing again. She understands with the CUP you have to advertise, and let your neighbors know. She has people that she has lived by for 30 years, she may not know them, but she knows that she is protected by them.

Janet Lopez – Wanted to thank everyone, and she walked around all summer and said hello to a lot of people, no matter what the decision is, she still enjoys the people around her. She also wanted to thank everyone for their time.

Chairman Coffey asked if there were any questions before they close the hearing, **Commissioner Frost** stated the process isn't perfect, some adjustments need to be made, the permit isn't just for one neighborhood, it is for the entire county, we have some flexibility, the big picture with the CUP is that it is for the entire county, we do need to go back and visit the conditional use permit and change or tweak the permit.

Commissioner Biddle agreed with **Commissioner Frost**, and he also stated he feels for the people in this neighborhood, and we need to change the conditional use permit. The Attorney stated if there is a desire to change the process, right now they must go through this hearing process no matter what. **Chairman Coffey** thanked the Lopez's for coming. Just for the record we have 44 signatures against this, we have substandard lots unusable that landowners paid taxes for and that is why we started the CUP process and help the tax base, in doing that a lot of changes took place, the 5-acre rule went away, it now has to go through this process. Not saying we can't change anything. We want people to be able to use their properties. Planning & Zoning can recommend deny, and it will still come before the Commission. The way the law stands, the majority of that neighborhood is stick built. The county is currently being sued for \$5 million, for a decision not going in their favor. This has driven a wedge in our county, neighbor against neighbor. **Matt McAdams** asked if there could already be a checkbox where it didn't meet certain requirements, like a checkbox and went to planning & zoning could it stop there and not go any further, the Commission said that could be something to consider, Mr. McAdams did have time left to speak. Sheila Wilson (4.5 Minutes) when she was walking and didn't know the Lopez's she was thinking of ways to develop the property like a park, but she also looked into building a home, and she has a builder who can build a home for \$112,000.00, if the Lopez's are interested, she has family suffering from black mold right now elsewhere. **Kitara Wilson Bonds** – does not want to come back here, what she understands is that landowners benefit from property, she feels these two issues wouldn't be the case if the CUP are actually being used for what they were meant for, where are the conditions.

Melissa Haymond – What protected everyone was the 5-acre ordinance. The CUP put in by this Board without the vote of the citizens, which is your right, but now everything has to come before you.

Chairman Coffey asked if the Lopez's had any further comments, they did not, he asked the Commission if they had any further comments before they closed the public hearing, they had no further comments.

Motion to adjourn the Public Hearing made By **Commissioner Frost**, 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 Public Hearing of the Board of Commissioners adjourned at 7:00pm on Tues, Dec. 3, 2024.



CHARLES COFFEY, CHAIRMAN

TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER

Absent

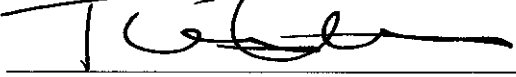
DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

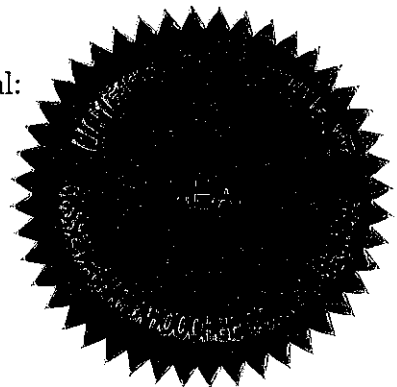
Jan. 7, 2025
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the Dec. 3, 2024, Public Hearing, was approved via majority vote by the Board of Commissioners in its Jan. 7, 2025, regular meeting.

ATTESTED BY: 

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:



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

Dec. 3, 2024 – Public Hearing - Lopez– 105 Mustang Dr

PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE

1. <i>unrecorded</i>	21. _____
2. <i>Brian Lopez</i>	22. _____
3. <i>Jesse M. Dab</i>	23. _____
4. <i>Whitney J.</i>	24. _____
5. <i>Brent Ingersoll</i>	25. _____
6. <i>Katara Wilson Vaughn</i>	26. _____
7. <i>Matt McAdams</i>	27. _____
8. <i>Melissa J. Raymond</i>	28. _____
9. <i>Sheek Wilson</i>	29. _____
10. _____	30. _____
11. _____	31. _____
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13. _____	33. _____
14. _____	34. _____
15. _____	35. _____
16. _____	36. _____
17. _____	37. _____
18. _____	38. _____
19. _____	39. _____
20. _____	40. _____

The property owners that recently purchased 105 Mustang Dr. Cusseta, GA. have placed a sign notifying our neighborhood that they are requesting a Conditional Use Permit (C.U.P) to place a Manufactured Home on less than 5 acres. This lot is on a street where every house is stick-built, except for 100 and 105 Mustang Dr. This 1-acre lot is suitable for a stick-built home. The manufactured homes that are presently in our community were placed there prior to the 5-acre ordinance and are grandfathered in. We have not had any new manufactured homes placed in our neighborhood in over 20 years, and 3 properties have replaced manufactured homes with stick-built homes. We are requesting that the C.U.P. be denied so that this community can continue to develop as a stick-built home community.

Name:

Address:

Signature:

Jon Ivor-1	117 Trotters Rd	
Sarah Morgan	105 Trotters Ridge	
Miranda Kuser	160 Pinto Ln	
Brandon Collihygh	104 Trotters Ridge	
Chris Beach	109 Saddle Ct.	
Jon Enne	107 Corral Prru	
Carmen Vance	105 Mustang Court	
POWELL, WESLEY	114 KANCH RD	
Tyler Payne	104 Mustang Ct	
Steve Simpson	124 Ranch Rd	
Steve Simpson	126 Ranch Rd	
Steve Simpson	102 Saddle Ct	
Steve Simpson	101 Saddle Ct	
Chuck White	121 Trotters Rd	
DONALD K. M. NORTON	100 Saddle Ct	
Jessica Conrad	106 Saddle Ct	
Carolyn Coffey	121 Ranch Rd.	
Todd Graves	106 Mustang Dr. X	
* Chuck Heath		
Nicholas Biddle	125 Mustang Dr.	

Verbal consent via cell phone

The property owners that recently purchased 105 Mustang Dr. Cusseta, GA. have placed a sign notifying our neighborhood that they are requesting a Conditional Use Permit (C.U.P) to place a Manufactured Home on less than 5 acres. This lot is on a street where every house is stick-built, except for 100 and 105 Mustang Dr. This 1-acre lot is suitable for a stick-built home. The manufactured homes that are presently in our community were placed there prior to the 5-acre ordinance and are grandfathered in. We have not had any new manufactured homes placed in our neighborhood in over 20 years, and 3 properties have replaced manufactured homes with stick-built homes. We are requesting that the C.U.P. be denied so that this community can continue to develop as a stick-built home community.

Name:

Address:

Signature:

Gilbert E Burgamy	138 Ranch Rd	Gilbert E Burgamy
Beverly M. Johns	104 Stagecoach Rd Cusseta GA 31905	Beverly M. Johns
Lisa Allen	103 Corral Dr	Lisa Allen
Bobby Allen	103 Corral Dr.	Bobby Allen
Deborah Muse	109 Stagecoach	Deborah Muse
Wanda J Roberts	109 Corral Dr.	Wanda J Roberts
Sharon Cammarata	107 Mustang Dr	Sharon Cammarata
W. Willems	117 Mustang Dr	W. Willems
Brandon Connor	118 Mustang Dr	Brandon Connor
Patricia Sanger	119 Mustang Dr	Patricia Sanger
Eva Ramey	122 Mustang Dr	Eva Ramey
Nesse Tate	121 Mustang Dr	Nesse Tate
Emily K Underwood	123 Mustang Dr	Emily K Underwood
Alyssa Withrow	127 Mustang Dr	Alyssa Withrow
Daniel M. Tully	129 Mustang Dr	Daniel M. Tully
Makarie Miller	133 Mustang Dr	Makarie Miller
Bedrix Stevens	110 Mustang Ct	Bedrix Stevens
Sierra Asher	147 Trotters Rdg	Sierra Asher
Tom Jones	145 Trotter Ridge	Tom Jones
Fidelma Stokes	149 Trotter Ridge	Fidelma Stokes



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Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES OF THE REGULAR MEETING

Dec. 3, 2024

215 McNaughton St.

PRESENT:

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

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

Chairman Coffey called the Regular Monthly Meeting of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 7:05 p.m., with all other Commissioners present, with the exception of Commissioner Hoyte and live streaming on our Facebook page.

APPROVAL OF THE MINUTES OF THE NOV 12, 2024, REGULAR MEETING

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

APPROVAL OF THE NOV 12, 2024, EXECUTIVE SESSION MINUTES

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

APPROVAL OF THE NOV 25, 2024, BOC WORK SESSION MINUTES

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

OPEN FORUM

NONE

SPEAKER

Carlos Negrón – Speeding on Wells St. - Did not show.

OLD BUSINESS

ATTORNEY - has not met with the Cemetery Committee, still yet to be done. Sent an email with resources on HB 581, since it has passed the bill has changed property tax procedures for homeowners, and it can change to where we have a floating sales tax, or floating tax exemption. Whether they want to opt in or not, you can not opt out until Jan. 1st, if you want to opt out you must have three public hearings and a resolution sent to the secretary of state sent by March 1st, and it is permanent. If you do nothing you are automatically opted in.

County Manager – The County Manager stated HB 581 would be good for our county, and we won't have to do anything to already be in, that himself, Alan Hornaday, and Crystal Walker went to a seminar on HB 581 in Macon, to get more information. The only downside was that you cannot increase anyone's residential property value. Board of Elections member pay, there is a pay per meeting of \$25.00, the current Board of Registrars were appointed by the Grand Jury, so those people are who we are appointing to the Board of Elections, there has been confusion with the Board versus poll workers, we do bring on poll workers to work on Election Day, and they receive an hourly wage for working on Election Day. If anyone would like to work as a poll worker, they can come to Lisa and we will get there information.

NEW BUSINESS

ATTORNEY – He has joined a new law firm, called Clark Hill, a larger firm, his hourly rate will increase to \$325.00 an hour starting Jan. 1st. The only reason for an engagement letter is so any files can be transferred. The section in the charter on appointing a county attorney says the attorney shall be appointed by the commission, he doesn't see that there must be a vote every year. However since there is a letter and he has gone to a new firm, he recommends a vote.

County Manager – Nothing that is not on the agenda.

AGENDA ITEMS

Cemetery By Laws: Motion made to table until next Work Session by **Commissioner Biddle**, seconded by **Commissioner Frost**. The vote was unanimous.

Purchasing a truck for the Sheriff Dept.: Motion made to put on Work Session **Commissioner Frost**, seconded by **Commissioner Biddle**. The vote was unanimous. Since SPLOST did pass this can be looked at, however would like to look at a report of all vehicles and mileage, and statuses. Also a response from the sheriff by either email or by phone to the County Manager, by the next meeting.

Appointment of Nancy Hoard to the Board of Elections: Motion to approve by **Commissioner Biddle**, seconded by **Commissioner Douglas**. The Vote was unanimous.

Appointment of Valerie Lassiter to the Board of Elections: Motion to approve by **Commissioner Frost**, seconded by **Commissioner Biddle**. The Vote was unanimous.

Appointment of Crystal Walker to the Board of Elections: Motion to approve by **Commissioner Frost**, seconded by **Commissioner Douglas**. **Commissioner Biddle** recused himself from the vote. The Vote was unanimous.

Commissioner Meeting Calendar: Motion to approve 6pm Work Session by **Commissioner Frost**, no other motions, so the motion died.

Commissioner Meeting Calendar: Motion to approve 9AM Work Session Calendar by **Commissioner Biddle**, seconded by **Commissioner Douglas**. **Commissioner Frost** voted against it. **Chairman Coffey** voted for being the tiebreaker vote. The motion passed.

Employee Holiday Calendar: Motion to approve by **Commissioner Frost**, seconded by **Commissioner Biddle**. The Vote was unanimous.

Approve/Deny/Table – CUP For 105 Mustang Dr. The Lopez Family: Motion made to table until the Dec. Work Session made by Commissioner Frost, no other motion made, the motion died. Motion made by **Commissioner Biddle** to deny the Conditional use permit, seconded by **Commissioner Douglas**, the vote was unanimous. Discussion by **Chairman Coffey** that it wasn't an easy decision, a lot of things must be considered, the law stands that manufactured homes can only be entered R1 or R3 when it is majority residential manufactured homes, also we have a petition of 44 signatures of surrounding neighbors against this. **Commissioner Biddle** also apologized to the Lopez's. **Chairman Coffey** does wish the Lopez's the best of luck and apologized as well, he stated the CUP is to help people and has been abused by some. He would also like to thank **Commissioner Biddle** for covering the last meeting.

EXECUTIVE SESSION:


A Motion was made to go into executive session at 7:43 p.m. **Commissioner Frost** made the Motion, seconded by **Commissioner Biddle**. The vote to enter executive session was unanimous.

Regular meeting reconvened:


The regular meeting reconvened at 8:08 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. Subjects discussed were legal issues.

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 Meeting of the Board of Commissioners adjourned at 8:15 pm on Tuesday, December 3, 2024.



CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER

Absent


DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

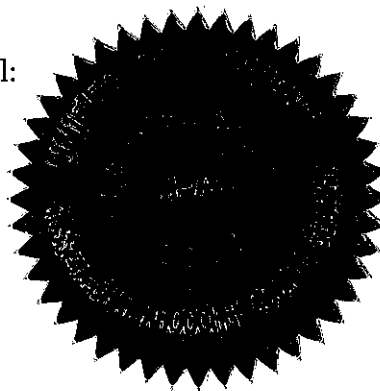
Jan. 7, 2025
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the Dec. 3, 2024, Regular Meeting, was approved via majority vote by the Board of Commissioners in its Jan. 7, 2025 regular meeting.

ATTESTED BY: 

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:



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

Dec. 3, 2024 – BOC Regular Meeting

PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE

1. <u>Heidi Nowicki</u>	21. _____
2. _____	22. _____
3. _____	23. _____
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19. _____	39. _____
20. _____	40. _____

STATE OF GEORGIA

COUNTY OF Chattahoochee

AFFIDAVIT OF ATTENDING MEMBERS

Chattahoochee, Member of the Chattahoochee County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Chattahoochee County Board of commissioners met in a duty advised meeting on

Dec 3, 2024.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 7:43 a.m. (p.m.)

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

_____ Consultation with the county attorney or legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1)

_____ Discussion of tax matters made confidential by the state law as provided by O.C.G.A. § 50-14-2(2) and *(insert the citation to the legal authority making the tax matter confidential)* _____

_____ Discussion or voting on

_____ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A)

_____ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B)

_____ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C)

_____ Entering a contract for the purchase, disposal of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(D)

_____ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E)

_____ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2)

_____ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2)

✓ Other (describe the exemption to the open meetings law): Legal's personnel
_____ as provided in (insert the citation to the legal authority exempting the
topic) _____

5.

_____ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

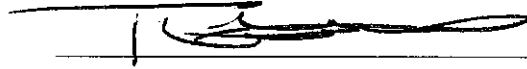
_____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

_____ the attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting in accordance with O.C.G.A. § 50-14-3(e)(2)(C) and will be filled and help for in camera inspection only.

This 3rd day of Dec, 2024.



County Manager



County Board Commissioners Chairman

Commissioner

Sworn to and subscribed before me this 3rd day of

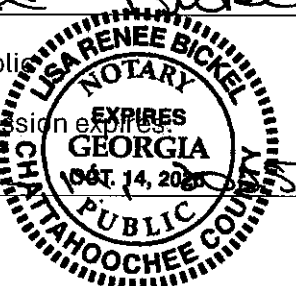
Dec. 2024

Lisa Bickel

Notary Public

My Commission expires:

Oct 14, 2025



Commissioner

Paul Daff

Commissioner

James Fust

Commissioner



The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

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Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager

Lisa Bickel, County Clerk

Bin Minter, County Attorney

MINUTES OF THE MONTHLY WORK SESSION

Dec. 23, 2024

215 McNaughton St.

PRESENT:

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

Lisa Bickel, County Clerk
Thomas Weaver, County Manager

VICE Chairman Biddle called the Monthly Work Session of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., with all other Commissioners present, with the exception of Commissioner Frost and live streaming on our Facebook page.

SPEAKER

NONE

DEPARTMENT HEAD UPDATES:

Mordie Askew: Getting ready for basketball season, baseball registration has started. He has also been advertising for umpires. They will also be doing an indoor movie event.

Samantha Hedgecock: Gave updates for community developments.

Chris Tymes: Leaks on Osteen and Sierra Vista Ct., working on Renfroe to lower expose water lines, finished the bulk of the fiber lines, also to wrap and cover any exposed pipes for colder weather.

Tom Bickel: Public Works has been putting down aggregate on Patterson Rd, estimate of 60 loads of material, they also got up all the Christmas decorations up along Broad St. They've been assisting the water dept. with repairs. They have been servicing vehicles with oil change, and the longarm has been busy going down various roads.

COUNTY MANAGER UPDATES:

County Manager Weaver – Several board vacancies, Tax Assessors, if anyone knows anyone who would like to serve, please send our way, most boards are volunteer, and they need community input. Commissioner Frost had asked the County Manager to look into a report on county vehicles, and he has that report ready. The County is good on vehicles at the moment, we will only need one vehicle after the lease vehicles get turned in.

The following items were discussed as to their relevance for appearance on the Jan 7, 2025, regular meeting agenda:

Cemetery ByLaws – Add to Work Session for January, Bin will have meeting with Cemetery Committee before.

Purchase of a Sheriff Vehicle – County Manager passed out an email from the Sheriff to the Commission, which was truck vs sedan, the email also stated his assistance with the EMS and why a truck has helped. The County Manager counted nine vehicles, and when the county went to pick up the Tahoe, it wasn't there for them to pick up. We only have 7 positions, 5 deputies, 1 vacant, 1 sheriff, so there is some confusion with vehicles and staffing. Amanda Beaver was in the audience and spoke up saying they aren't in possession of a Charger, 2012 Explorer, The County Manager stated he did not include either of those. He said he would run through all of the ones on his list, Tahoe, 2021 Ford F150, 2019 Ford F150, 2018 Ford F150, 2021 Dodge Charger, 2019 Dodge Charger, and 3 2022 Interceptors, SUVs. Ms. Beaver said the 2021 Explorer is the one they are waiting to be replaced on and they other three interceptors that were purchased are the ones that have to be turned back in in 2027, correct, and the County Manager said yes that is correct. She stated she didn't know the Tahoe was being included and he stated yes, because when he told them the Tahoe was going to be picked up, and then when someone went to go get it, it was gone, and then told back in service by the sheriff dept. Commissioner Biddle asked what was the reason for going to get the Tahoe, County Manager stated another office needed a vehicle and if the Tahoe was just sitting and not in use then he was going to let the Coroner use it. Commissioner Hoyte asked about the staffing, Mrs. Beaver replied no they are not at full staff., Chairman Coffey does agree on a truck versus the sedan, and he did not know that they had to assist with EMS, and he does agree that when it is time to replace a vehicle that a truck would be the route to go. Chairman Coffey asked if the Commission is in agreement that this is not an agenda item at this time, they all agreed. Mrs. Beaver asked if this means the interceptor is not being replaced at this time. Chairman Coffey stated the justifiable need isn't there.

Budget Amendment for Superior Court for Additional Staff- Mrs. Tami Wade sent out an email requesting 13,500.00 for additional staffing. It would have to come out of reserve. Chairman Coffey asked if there is a need to add to the agenda, the Commission said no.

Proclamation for James “Jim” Lawrence – Added to agenda as voting item.

Library Board Appointment of Linda Englebert – Added to agenda as voting item.

Zoning Renewal Contract – Added to agenda as voting item.

Attorney Rate Increase – Added to agenda as voting item.

Executive Session:

A Motion was made to close meeting to the public and enter into Executive Session. **Commissioner Biddle** made the Motion; seconded by **Commissioner Douglas**. The vote was unanimous. The executive session was entered into at 9:34 AM.

Regular Meeting Reconvened:

The regular meeting reconvened at 10:10 a.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.

ADJOURNMENT

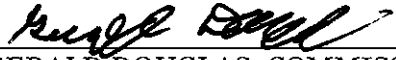
There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Work Session of the Board of Commissioners adjourned at 10:12 am on Monday, Dec. 23, 2024.



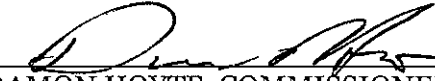
CHARLES COFFEY, CHAIRMAN

unable to sign

TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER



DAMON HOYTE, COMMISSIONER

ABSENT

JASON FROST, COMMISSIONER

JAN 7, 2025
DATE APPROVED

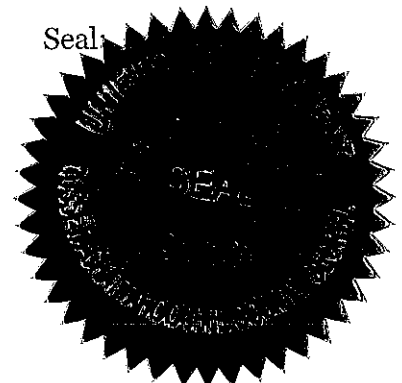
I hereby certify that the foregoing documentation, the Minutes of the Dec. 23, 2024, Work Session, was approved via majority vote by the Board of Commissioners in its Jan. 7, 2025, regular meeting.

ATTESTED BY:



THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal



RESOLUTION APPOINTING A MEMBER TO THE BOARD OF ELECTIONS

WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia (herein after referred to as "Commission") is authorized by State Statute to appoint members to various Boards and organizations; and

WHEREAS, the Board of Elections shall assume the duties of the county's election superintendent, shall have the powers and duties of the election superintendent relating to the conduct of primaries and elections, and shall have the powers and duties of a board of registrars relating to the registration of voters and absentee balloting.

WHEREAS, Nancy Hoard has expressed a desire to serve the community by volunteering to fulfill the term, commencing on January 1, 2025 and expiring Dec 31, 2028;

THEREFORE BE IT RESOLVED that the Commission has approved the appointment of Nancy Hoard to fulfill that certain term on the Board of Elections.

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 3rd day of December 2024.



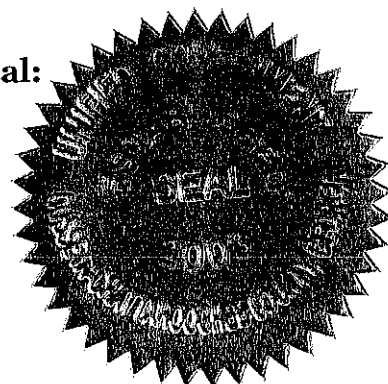
CHARLES COFFEY, CHAIRMAN

ATTESTED

BY: 

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF CUSSETA-
CHATTAHOOCHEE COUNTY, GEORGIA

Seal:



RESOLUTION APPOINTING A MEMBER TO THE BOARD OF ELECTIONS

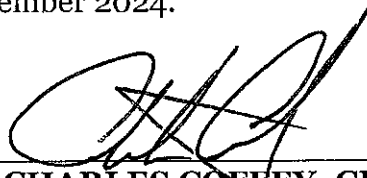
WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia (herein after referred to as "Commission") is authorized by State Statute to appoint members to various Boards and organizations; and

WHEREAS, the Board of Elections shall assume the duties of the county's election superintendent, shall have the powers and duties of the election superintendent relating to the conduct of primaries and elections, and shall have the powers and duties of a board of registrars relating to the registration of voters and absentee balloting.

WHEREAS, Valerie Lassiter has expressed a desire to serve the community by volunteering to fulfill the term, commencing on January 1, 2025 and expiring Dec 31, 2026;

THEREFORE BE IT RESOLVED that the Commission has approved the appointment of Valerie Lassiter to fulfill that certain term on the Board of Elections.

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 3rd day of December 2024.



CHARLES COFFEY, CHAIRMAN

ATTESTED

BY: 

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF CUSSETA-
CHATTAHOOCHEE COUNTY, GEORGIA

Seal:



RESOLUTION APPOINTING A MEMBER TO THE BOARD OF ELECTIONS

WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia (herein after referred to as "Commission") is authorized by State Statute to appoint members to various Boards and organizations; and

WHEREAS, the Board of Elections shall assume the duties of the county's election superintendent, shall have the powers and duties of the election superintendent relating to the conduct of primaries and elections, and shall have the powers and duties of a board of registrars relating to the registration of voters and absentee balloting.

WHEREAS, Crystal Walker has expressed a desire to serve the community by volunteering to fulfill the term, commencing on January 1, 2025 and expiring Dec 31, 2028;

THEREFORE BE IT RESOLVED that the Commission has approved the appointment of Crystal Walker to fulfill that certain term on the Board of Elections.

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 3rd day of December 2024.



CHARLES COFFEY, CHAIRMAN

ATTESTED



BY: _____
THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF CUSSETA-
CHATTAHOOCHEE COUNTY, GEORGIA

Seal:



State of Georgia
Unified Government of
Cusseta-Chattahoochee
County

A RESOLUTION ADOPTING THE 2025 COMMISSION MEETING CALENDAR

WHEREAS, the Board of Commission of the Unified Government of Cusseta-Chattahoochee County (the "Commission") is charged with approval of its yearly meeting calendar; and

WHEREAS, the Commission has reviewed its calendar for the year 2025; having noted and revised any conflicts with its meeting schedule;

NOW, THEREFORE, BE IT RESOLVED that the Unified Government of Cusseta-Chattahoochee County Board of Commission does hereby adopt its 2025 calendar, attached hereto as Exhibit "A".

Approved and Adopted by the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia on the 3rd of December, 2024.

Unified Government of
Cusseta-Chattahoochee County,
Board of Commission



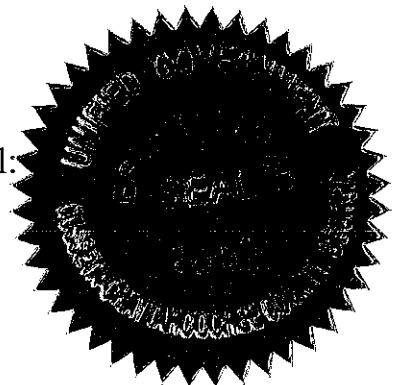
Charles Coffey, Chairman

ATTEST:



Thomas Weaver, County Manager

Seal:





The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 FAX (706) 989-2005 www.ugoccc.com

Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager

Lisa Bickel, County Clerk

Binford Minter, Attorney

2025 Board of Commissioner Regular Meetings

January 7, 2025
9:00 a.m.

July 1, 2025
9:00 a.m.

February 4, 2025
6:00 p.m.

August 5, 2025
6:00 p.m.

March 4, 2025
9:00 a.m.

September 2, 2025
9:00 a.m.

April 1, 2025
6:00 p.m.

October 7, 2025
6:00 p.m.

May 6, 2025
9:00 a.m.

November 4, 2025
9:00 a.m.

June 3, 2025
6:00 p.m.

December 2, 2025
6:00 p.m.

All meetings will be held at 215 McNaughton St., unless a press release is issued with a change of venue listed. Citizen participation will be welcomed.

Work Sessions are held on the 4th Monday of each month at 9:00 a.m., unless they fall on a Holiday. Venue will be 215 McNaughton St., unless a change of venue notification is advertised.

State of Georgia
Unified Government of
Cusseta-Chattahoochee
County

A RESOLUTION ADOPTING THE 2025 EMPLOYEE HOLIDAY CALENDAR

WHEREAS, the Board of Commission of the Unified Government of Cusseta-Chattahoochee County (the "Commission") is charged with approval of the holidays which will be given to all employees on a yearly basis; and

WHEREAS, the Commission has reviewed the holiday calendar for the year 2025 as issued by the Georgia Department of Human Resources; and

WHEREAS, the Commission has noted and revised the calendar to suit the schedule of the Unified Government

NOW, THEREFORE, BE IT RESOLVED that the Unified Government of Cusseta-Chattahoochee County Board of Commission does hereby adopt the 2025 Employee Holiday Calendar, attached hereto as Exhibit "A".


Approved and Adopted by the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia on the 3rd of December, 2024.

Unified Government of
Cusseta-Chattahoochee County,
Board of Commission

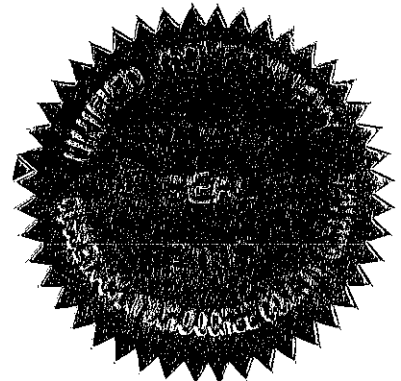


Charles Coffey, Chairman

ATTEST:



Thomas Weaver, County Manager





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

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 FAX (706) 989-2005

Charles Coffey, Chairman
Timothy Biddle, Vice-Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Binford Minter, Attorney

2025 Employee Holiday Calendar

New Year's Day	Wednesday	January 1st, 2025
Martin Luther King, Jr.	Monday	January 20th, 2025
President's Birthday	Monday	February 17th, 2025
Memorial Day	Monday	May 26th, 2025
Juneteenth	Thursday	June 19th, 2025
Independence Day	Friday	July 4th, 2025
Labor Day	Monday	September 1st, 2025
Columbus Day	Monday	October 13th, 2025
Veterans Day (19 days)	Tuesday	November 11th, 2025
Thanksgiving Day	Thursday	November 27th, 2025
	Friday	November 28th, 2025
Christmas Eve & Day	Wednesday	December 24th, 2025
	Thursday	December 25th, 2025



STATE OF GEORGIA

COUNTY OF Chattahoochee

AFFIDAVIT OF ATTENDING MEMBERS

Chattahoochee, Member of the Chattahoochee County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Chattahoochee County Board of commissioners met in a duty advised meeting on

Dec 23, 2024.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at a.m./p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

_____ Consultation with the county attorney or legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1)

_____ Discussion of tax matters made confidential by the state law as provided by O.C.G.A. § 50-14-2(2) and *(insert the citation to the legal authority making the tax matter confidential)* _____

_____ Discussion or voting on

_____ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A)

_____ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B)

_____ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C)

_____ Entering a contract for the purchase, disposal of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(D)

_____ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E)

_____ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2)

_____ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2)

2 Other (describe the exemption to the open meetings law): personnel
_____ as provided in (insert the citation to the legal authority exempting the
topic) _____

5.

____ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

____ the attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting in accordance with O.C.G.A. § 50-14-3(e)(2)(C) and will be filled and help for in camera inspection only.

This 23 day of Dec., 2024.

County Manager

County Board Commissioners Chairman

County Board Commissioners Chairman

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

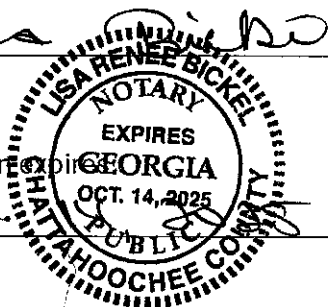
Sworn to and subscribed before me this 23 day of

Dec., 2024

Lisa Renee Bickel

Notary Public

My Commission Expires Oct.



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

Dec. 23, 2024 – BOC Work Session

PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE

1. <u>Thomas Biebel</u>	21. _____
2. <u>Amanda Beaver</u>	22. _____
3. _____	23. _____
4. _____	24. _____
5. _____	25. _____
6. _____	26. _____
7. _____	27. _____
8. _____	28. _____
9. _____	29. _____
10. _____	30. _____
11. _____	31. _____
12. _____	32. _____
13. _____	33. _____
14. _____	34. _____
15. _____	35. _____
16. _____	36. _____
17. _____	37. _____
18. _____	38. _____
19. _____	39. _____
20. _____	40. _____