



*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

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**MINUTES OF THE REGULAR MEETING**

**Dec. 2, 2025**

**215 McNaughton St.**

**PRESENT:**

Chairman Coffey  
Vice-Chairman Biddle  
Commissioner Douglas  
Commissioner Hoyte  
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 6:00 p.m., with all other Commissioners present, and live streaming on our Facebook page.

**APPROVAL OF THE MINUTES OF THE NOV 4, 2025, REGULAR MEETING**

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

**APPROVAL OF THE NOV. 4, 2025, 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 24, 2025, 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 NOV 24, 2025, WORK SESSION EXECUTIVE SESSION MINUTES**

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

**OPEN FORUM**

**Derrick White on Lafeyette Rd**, his concern is a bill he received for an ems bill for \$75.00, he does not agree that he should be receiving this bill when he did not get transport to the emergency room, he believes that this is what the \$10.00 on the water bill should be for. **County Manager Weaver** tried to explain that the \$75.00 is for treatment, no transport charge for when the ambulance comes out. The \$75.00 fee has been there since the ems has started, the \$10.00 on the water bill is for the 911 service. **Chairman Coffey** also tried to explain the ambulance services and fees to Mr. White, and why they are the \$10.00 and \$75.00, Mr. White stated his complaint is that the public doesn't know about the fees until they receive a bill. **Chairman Coffey**

asked if we could put this on the Work Session to explain the fees. County Manager Weaver stated he will have an itemized charge at the next meeting for the Commission to see that we charge for the ambulance services.

## **SPEAKER**

**NONE**

## **OLD BUSINESS**

**ATTORNEY** - Remind the Commission whether there is any assistance needed on developing rules and regulations for cemeteries, and also the second that there is a ordinance violation matter, he attended an appeal from magistrate court, it has been continued until January 2<sup>nd</sup>, hopefully it can be resolved then.

**County Manager** - He lined up a surveyor for the cemetery, and we have the book ordered to record the lots. Once we get those, we will need to do the resolution for those, it should be sometime after the first of the year. A few months ago, we applied for the SEID grant, we got notification this morning that we were granted that award, this is a 600,000 grant for the beginning of the trail coming from Ft. Benning. He has to go in before the 4<sup>th</sup> and say yes, we are interested and then they will start to pan out the details, they do tend to be a slow process, but this is a huge deal.

## **NEW BUSINESS**

**ATTORNEY** - Remind you all about the general assembly, anything charter changes now is the time, and also meeting dates, start putting Board of Election dates on calendar.

**County Manager** - One small thing, for judges, they will be a state salary now, we still pay them a supplement, went from \$85.00 to \$33.00 a month, in case you start getting letters and emails.

## **AGENDA ITEMS**

**Board of Commission 2026 Meeting Calendar:** **Commissioner Frost** motioned for the 4pm Work sessions, he wanted to be clear for anyone watching on facebook live, that this was just for the Work Sessions, not the regular meetings that rotate monthly, **Commissioner Hoyte** seconded, **Chairman Coffey** mentioned the availability for the public, and for the employees, he then asked all those in favor, which were **Commissioner Frost** and **Commissioner Hoyte**, opposed were **Commissioners Biddle** and **Douglas**, tiebreaker was Chairman Coffey and he opposed. Therefore, there were 2 yays, and 3 nays for the motion of the 4AM Work Session. Motion to approve the same time as 9AM made by **Commissioner Douglas**, Seconded by **Commissioner Biddle**, those opposed were **Commissioner Frost** and **Commissioner Hoyte**, tiebreaker was **Chairman Coffey** with a yay, and the motion carries for the 9AM calendar.

**Employee 2026 Holiday Calendar:** Motion to approve the calendar, made by **Commissioner Biddle**, seconded by **Commissioner Douglas**. The vote was unanimous. **Chairman Coffey** read out the Holidays on the attachment.

**Reappointment Tom Weaver to Two Rivers:** Motion to approve made by **Commissioner Biddle**, seconded by **Commissioner Frost**. The vote was unanimous. **County Manager Weaver** stated this is one of his favorite boards to serve on.

**ACCG Retirement Resolution** Motion to approve made by **Commissioner Frost**, seconded by **Commissioner Biddle**. The vote was unanimous. We already approved the change back in October, this is just the resolution to go along with the retirement plan.

**Accept offer to purchase Map & Parcels Co8/0063 & Co8/0087:** Motion to approve and accept the offer, made by **Commissioner Biddle** seconded by **Commissioner Frost**. The vote was unanimous.

**Executive Session:**

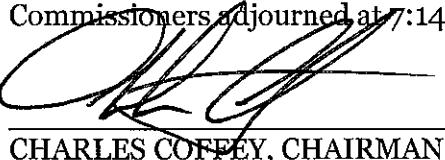
A Motion was made to close the meeting to the public and enter into Executive Session. **Commissioner Frost** made the Motion; seconded by **Commissioner Biddle**. The vote was unanimous. The executive session was entered into at 6:30 PM.

**Regular Meeting Reconvened:**

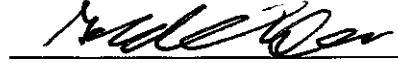
The regular meeting reconvened at 7:09 p.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. Subjects discussed were personnel and legal.

**ADJOURNMENT**

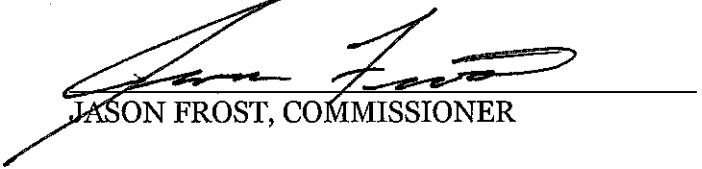
There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Monthly Meeting of the Board of Commissioners adjourned at 7:14 pm on Tuesday, Dec. 2, 2025.

  
CHARLES COFFEY, CHAIRMAN

  
TIMOTHY BIDDLE, VICE CHAIRMAN

  
GERALD DOUGLAS, COMMISSIONER

  
DAMON HOYTE, COMMISSIONER

  
JASON FROST, COMMISSIONER

Jan. 6, 2026  
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Dec. 2, 2025, Regular Meeting, was approved via majority vote by the Board of Commissioners in its Jan. 6, 2026, regular meeting.

ATTESTED BY: 

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

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](http://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

**2026 Board of Commissioner Regular Meetings**

January 6, 2026  
9:00 a.m.

July 7, 2026  
9:00 a.m.

February 2, 2026  
6:00 p.m.

August 4, 2026  
6:00 p.m.

March 2, 2026  
9:00 a.m.

September 1, 2026  
9:00 a.m.

April 7, 2026  
6:00 p.m.

October 6, 2026  
6:00 p.m.

May 5, 2026  
9:00 a.m.

November 2, 2026  
9:00 a.m.

June 2, 2026  
6:00 p.m.

December 1, 2026  
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 4<sup>th</sup> 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 2026 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 2026; 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 2026 calendar, attached hereto as Exhibit "A".

Approved and Adopted by the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia on the 2nd of December, 2025.

Unified Government of  
Cusseta-Chattahoochee County,  
Board of Commission



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Charles Coffey, Chairman

ATTEST:



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Thomas Weaver, County Manager

Seal:





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

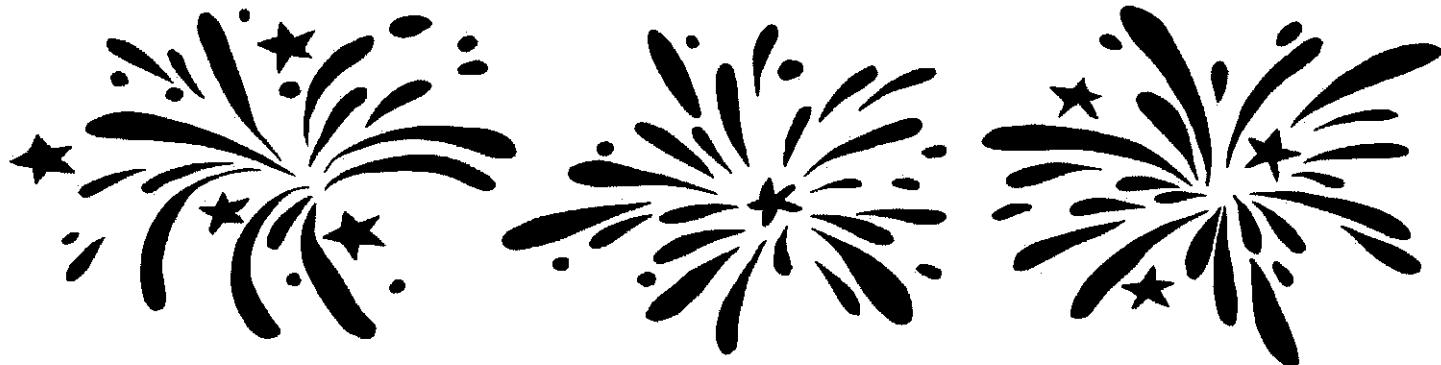
215 McNaughton St Cusseta, Georgia 31805  
(706) 989-3602 FAX (706) 989-2005

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

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

## **2026 EMPLOYEE HOLIDAY CALENDAR**

<b>HOLIDAY</b>	<b>DAY</b>	<b>DATE</b>
New Year's Day	Thursday	January 1, 2026
Martin Luther King Jr. Day	Monday	January 19, 2026
Presidents' Day	Monday	February 16, 2026
Memorial Day	Monday	May 25, 2026
Juneteenth	Friday	June 19, 2026
Independence Day (Observed)	Friday	July 3, 2026
Labor Day	Monday	September 7, 2026
Columbus Day	Monday	October 12, 2026
Veterans Day	Wednesday	November 11, 2026
Thanksgiving Day	Thursday	November 26, 2026
	Friday	November 27, 2026
Christmas Eve & Day	Thursday	December 24, 2026
	Friday	December 25, 2026



**State of Georgia  
Unified Government of  
Cusseta-Chattahoochee  
County**

## **A RESOLUTION ADOPTING THE 2026 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

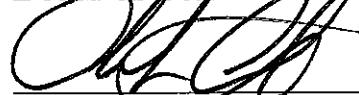
**WHEREAS**, the Commission has reviewed the holiday calendar for the year 2026 as issued by the Georgia Department of Human Resources; and

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

**NOW, THEREFORE, BE RESOLVED** that the Unified Government of Cusseta-Chattahoochee County Board of Commission does hereby adopt the 2026 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 2nd of December 2025.

Unified Government of  
Cusseta-Chattahoochee County,  
Board of Commission

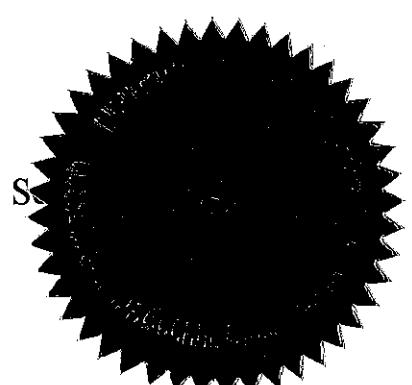


Charles Coffey, Chairman

ATTEST:



Thomas Weaver, County Manager



## **RESOLUTION APPOINTING A MEMBER TO THE CUSSETA- CHATTAHOOCHEE COUNTY TWO RIVERS REGIONAL COMMISSION**

**WHEREAS**, the Commission of Cusseta-Chattahoochee County, Georgia (herein after called "Commission") is authorized by state statute to appoint members to the Cusseta-Chattahoochee County Two Rivers Regional Commission; and

**WHEREAS**, Thomas Weaver was previously appointed to serve on the Two Rivers Regional Commission; and

**WHEREAS**, it is the desire of the Commission to reappoint Thomas Weaver to continue his position on the Two Rivers Regional Commission;

**THEREFORE BE IT RESOLVED**, that the Commission has unanimously approved the immediate appointment of Thomas Weaver to the Cusseta-Chattahoochee County Two Rivers Regional Commission for that certain term which expires on December 31, 2026.

**APPROVED AND ADOPTED** by the Commission of Cusseta-Chattahoochee County, Georgia this 2nd day of Dec. 2025.



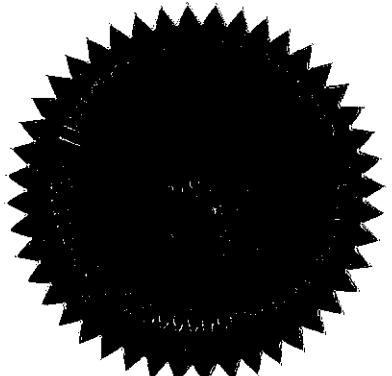
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CHARLES COFFEY, CHAIRMAN

**ATTESTED**

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

Seal:



**RESOLUTION TO ADOPT**  
**ASSOCIATION OF COUNTY COMMISSIONERS OF GEORGIA 457(B)**  
**DEFERRED COMPENSATION PLAN AND 401(A) DEFINED**  
**CONTRIBUTION PLAN FOR UNIFIED GOVERNMENT OF CUSSETA-**  
**CHATTAHOOCHEE COUNTY EMPLOYEES**

**WHEREAS**, the Unified Government of Cusseta-Chattahoochee County, Georgia (the “Employer”) has determined it to be in the best interest of its employees and the citizens of Cusseta-Chattahoochee County to adopt a new retirement plan for its employees;

**WHEREAS**, the Employer wishes to adopt a new 457(b) deferred compensation plan to be known as the Association of County Commissioners of Georgia 457(b) Deferred Compensation Plan for Unified Government of Cusseta-Chattahoochee County Employees (the “New 457(b) Plan”), which Plan shall replace the Chattahoochee County Deferred Compensation Plan (the “Old 457(b) Plan”), which was maintained with VALIC;

**WHEREAS**, the Employer wishes to adopt a new 401(a) defined contribution plan to be known as the Association of County Commissioners of Georgia 401(a) Defined Contribution Plan for United Government of Cusseta-Chattahoochee County Employees (the “New 401(a) Plan”), which Plan shall replace the Unified Government of Cusseta-Chattahoochee County, Georgia 401(a) Retirement Plan (the “Old 401(a) Plan”), which was maintained with VALIC;

**WHEREAS**, the Employer desires to execute the attached 457(b) Plan Adoption Agreement and 401(a) Plan Adoption Agreement, both of which incorporate their respective Basic Plan Documents.

**NOW THEREFORE**, at a duly noticed public meeting held on the 2 day of Sept. 2025, the Unified Government of Cusseta-Chattahoochee County Board of Commissioners hereby resolves as follows:

**RESOLVED** that the Unified Government of Cusseta-Chattahoochee County Board of Commissioners the employer hereby approves the adoption of the attached Association County Commissioners of Georgia 457(b) Deferred Compensation Plan for Unified Government of Cusseta-Chattahoochee County Employees, consisting of the ACCG Basic Plan Document and the accompanying Adoption Agreement, which reflects the elections made by the Employer under the Plan.

**FURTHER RESOLVED** that the employer hereby approves the adoption of the attached Association County Commissioners of Georgia 401(a) Defined Contribution Plan for Unified Government of Cusseta-Chattahoochee County Employees, consisting of the ACCG Basic Plan Document and the accompanying Adoption Agreement, which reflects the elections made by the Employer under the provisions of the Plan.

**FURTHER RESOLVED** that, except as otherwise specifically provided therein, the effective date of the New 457(b) and 401(a) Plans shall be December 1, 2025.

**FURTHER RESOLVED** that contributions to the Old 401(a) Plan shall be permanently discontinued as of November 30, 2025, and that, under no circumstances, shall Participants receive matching contributions to both the Old 401(a) Plan and the New 401(a) Plan on account of the same deferrals.

**FURTHER RESOLVED** that Participants’ elective contributions to the Old 457(b) plan also shall be permanently discontinued as of November 30, 2025, and that no matching contributions shall be made to the New 401(a) Plan on account of deferrals to the Old 457(b) plan.

**FURTHER RESOLVED** that Participants shall be permitted to transfer their balances under the Old 401(a) Plan and the Old 457(b) Plan to the New 401(a) and New 457(b) Plans, respectively, and such transfers shall be made at the direction of the participants and subject to the terms of the Participants’ individual annuity or other contracts with VALIC.

**FURTHER RESOLVED** that the Chair for the Board of Commissioners and the County Manager are hereby authorized, empowered, and directed to take all further actions and to execute all documents necessary to implement these resolutions.

**FURTHER RESOLVED** that any resolution in conflict with this resolution is hereby repealed.

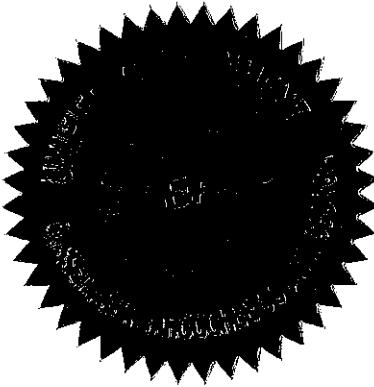
**UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY BOARD OF COMMISSIONERS**

By:   
Chair, Unified Government of Cusseta-Chattahoochee  
County Board of Commissioners

Date: Dec. 2, 2025

Attest:

By:   
County Clerk



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[SPACE ABOVE LINE RESERVED FOR RECORDER]

**Tax Parcel No(s).: C08 0063 & C08 0087**

**PREPARED BY:**

A. Binford Minter  
c/o Clark Hill PLC  
3630 Peachtree Road NE, Suite 700  
Atlanta, GA 30326

**AFTER RECORDING, RETURN TO:**

Unified Government of Cusseta-Chattahoochee County  
213 McNaughton St.  
Cusseta, GA 31805

**STATE OF GEORGIA**

**COUNTY OF CHATTAHOOCHEE**

**LIMITED WARRANTY DEED**

**THIS LIMITED WARRANTY DEED ("Deed")** is made as of the 5th day of December, 2025, between **LINDA LOUISE BECK**, a Georgia resident ("Grantor"), and the **UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY**, a political subdivision of the state of Georgia ("Grantee") (the terms Grantor and Grantee to include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH THAT:** Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, those certain tracts or parcels of land lying and being in Chattahoochee County, Georgia, and being more particularly described on **Exhibit "A"** attached hereto and made a part hereof, **TOGETHER WITH** all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining thereto (the "Property"), **SUBJECT TO** and only to the matters set forth on **Exhibit "B"** attached hereto and by reference made a part hereof (collectively referred to as, the "Exceptions").

**TO HAVE AND TO HOLD** the Property, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE**.

**AND GRANTOR** will, subject to the Exceptions, warrant and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, Grantor has caused this Deed to be signed, sealed and delivered

as of the day and year first above written.

Signed, sealed and delivered in the presence  
of:

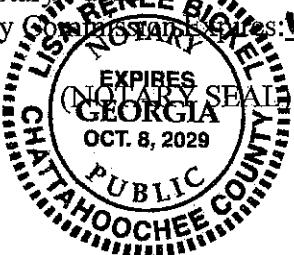


Unofficial Witness



Line Beck

Notary Public  
EXPIRE DATE: 10-8-27  
My Commission Expires: 10-8-27



**GRANTOR:**

**LINDA LOUISE BECK**

\_\_\_\_\_  
[SEAL]



**EXHIBIT "A" TO LIMITED WARRANTY DEED**

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION OF THE LAND KNOWN AS MAP CO8-0063, 376 BROAD ST.**

All that lot, tract or parcel of land situate, lying and being in Chattahoochee County, Georgia in the City of Cusseta, Georgia, being bounded on the north by Broad Street, on the east by the property now or formerly of J.M. Culpepper, on the south by property now or formerly of G.W. King, Jr., and on the west by State Highway Number 27; subject, however, to an easement for ingress and egress heretofore granted by E.W. and O.C. Stephens to G.W. King, Jr. allowing access from State Highway Number 27 to the property line to the south of the property above described. This conveyance is made subject to all valid and enforceable restrictive covenants, zoning ordinances and easements of record or in actual existence upon said property.

**TRACT 2**

**LEGAL DESCRIPTION OF THE LAND KNOWN AS MAP CO8-0087, 184 WELLS ST.**

All that lot, tract or parcel of land situate, lying and being in Chattahoochee County, Georgia in the City of Cusseta, Georgia being bounded on the north by Broad Street, on the east by the property now or formerly of J.M. Culpepper, on the south of the property now or formerly of G.W. King, Jr., and on the west by state Highway number 27; subject, however, to an easement for ingress and egress heretofore granted by E.W. and O.C. Stephens to G.W. King, Jr. allowing access from State Highway 27 to the property line to the south of the property above described. This conveyance is made subject to all valid and enforceable restrictive covenants, zoning ordinances and easements of record or in actual existence upon said property.

**EXHIBIT "B" TO LIMITED WARRANTY DEED**

**EXCEPTIONS**

1. All taxes for the year 2026 and subsequent years not yet due and payable.
2. Right of tenants in possession under unrecorded leases.
- 3.
- 4.
- 5.
- 6.

## REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (this "Agreement") is made and entered into this 5th day of December "Effective Date"), by and between LINDA LOUISE BECK ("Seller"), and the UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY, a political subdivision of the State of Georgia ("Buyer").

### RECITALS

WHEREAS, Seller is the owner of the Property (as hereinafter defined); and

WHEREAS, subject to the terms and conditions hereof, Seller desires to sell to Buyer the Property, and Buyer desires to purchase the Property from Seller.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Agreement to Sell and Purchase. Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase and take from Seller, upon the terms and conditions hereinafter set forth, all right, title, and interest of Seller in and to the following (collectively referred to herein as the "**Property**"):

(a) All those certain lots, tracts or parcels of improved real estate located at 376 Broad Street (0.29 acres, Map and Parcel Number C08-0063) ("Tract 1") and 184 Wells Street (0.26 acres, Map and Parcel Number C08-0087) ("Tract 2"), Cusseta-Chattahoochee County, State of Georgia, and more particularly described on **Exhibit "A"** attached hereto, together with all rights, ways, and easements appurtenant thereto, including, without limitation, all of Seller's right, title, and interest in and to the land underlying and the air space overlying any public or private ways or streets crossing or abutting said real estate (collectively, 'the "**Land**"');

(b) All buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed, actually or constructively, to the Land or to any such buildings, structures or other improvements (collectively, the "**Improvements**");

(c) All, if any, goods, equipment, machinery, apparatus, fittings, furniture, furnishings, supplies, spare parts, tools, and other personal property of every kind located on the Land or within the Improvements and used in connection

with the operation, management, or maintenance of the Land or the Improvements, excluding any such items owned by tenants of the Land or the Improvements (collectively, the "**Personalty**");

(d) All of the right, title, and interest accruing to the owner of the Land and Improvements in, to, and under (i) any of the management, service and other contracts and agreements, if any, scheduled and identified on **Exhibit "B"** attached hereto (the "**Service Agreements**"); and (ii) all warranties, guaranties, certificates, licenses, permits, authorizations, consents, and approvals with respect to the use, occupancy, possession and operation of the Land and Improvements (the "**Permits**").

2. Excluded Personal Property. Notwithstanding the foregoing, the sale of the Property contemplated by this Agreement shall not include the following personal property (the "**Excluded Personal Property**"), which Excluded Personal Property is expressly excluded from such conveyance and which Seller agrees to remove from the property within sixty (60) days from the Closing Date:

- (a) Mobile home
- (b) "Bay Station" signs

3. Purchase Price; Method of Payment. The purchase price for the Property (the "**Purchase Price**"), shall be Fifty Thousand and No/100 Dollars (\$50,000.00). The Purchase Price, subject to the prorations and adjustments hereinafter described, shall be paid to Seller on the Closing Date by cash, check, or wire delivery of funds through the Federal Reserve System to an account designated in writing by Seller.

4. Prorations and Adjustments to Purchase Price. The following prorations and adjustments shall be made between Buyer and Seller at Closing, or thereafter if Buyer and Seller shall agree:

(a) All city, state, and county ad valorem taxes and similar impositions levied or imposed upon or assessed against the Property (hereinafter referred to as the "**Taxes**"), for the year in which Closing occurs shall be prorated as of the Closing Date. In the event the Taxes for such year are not determinable at the time of Closing, said taxes shall be prorated on the basis of the best available information, and the parties shall re-prorate the Taxes for such year

promptly upon the receipt of the tax bills for such year and shall make between themselves any equitable adjustment required by reason of any difference between the estimated amount of the Taxes used as a basis for the proration at Closing and the actual amount of the Taxes for such year. In the event any of the Taxes are due and payable at the time of Closing, the same shall be paid at Closing. If the Taxes are not paid at Closing, Seller shall deliver to Buyer the bills for the Taxes promptly upon receipt thereof and Buyer shall thereupon be responsible for the payment in full of the Taxes within the time fixed for payment thereof and before the same shall become delinquent.

(b) All utility charges for the Property (including, without limitation, telephone, water, storm and sanitary sewer, electricity, gas, garbage, and waste removal) shall be prorated as of the Closing Date, transfer fees required with respect to any such utility shall be paid by or charged to Buyer, and Seller shall be credited with any deposits transferred to the account of Buyer.

(c) All amounts payable under any of the Service Agreements shall be prorated as of Any other items which are customarily prorated in connection with the purchase and sale of properties similar to the Property shall be prorated as of the Closing Date. In making the prorations required by this Section, the economic burdens and benefits of ownership of the Property for the Closing Date shall be allocated to Buyer.

5. Closing. The consummation of the purchase and sale of the Property contemplated under this Agreement (the "**Closing**") shall be December 3, 2025, or on such later date and time as provided pursuant to the terms of this Agreement (the "**Closing Date**"), at 215 McNaughton St., Cusseta, GA 31805. Seller shall deliver to Buyer all of Seller's Closing documents by no later than 5:00 p.m. on the Closing Date, and Buyer shall have the right to review and approve same in advance of Closing. Time is of the essence with respect to the Closing Date. Seller shall surrender possession of the Property to Buyer on the Closing Date, subject to the rights of the Tenants, if any.

6. Access and Inspection. Buyer acknowledges that prior to the Closing Date Buyer and Buyer's agents and designees were provided with the right to enter the Property for the purposes of inspecting the Property and has satisfied itself with the condition of the Property.

7. Proceedings at Closing. On the Closing Date, the Closing shall take place as follows:

(a) Seller shall deliver to Buyer the following documents and instruments, duly executed by Seller, all in forms reasonably acceptable to Buyer and Buyer's title insurer:

- (i) A limited warranty deed in recordable form conveying and demising the Property;
- (ii) Evidence in form and substance reasonably satisfactory to Buyer that Seller has the power and authority to execute and enter into this Agreement and to consummate the purchase and sale of the Property, and that any and all actions required to authorize and approve the execution of and entry into this Agreement by Seller, the performance by Seller of all of Seller's duties and obligations under this Agreement, and the execution and delivery by Seller of all documents and other items to be executed and delivered to Buyer at Closing have been accomplished;
- (iii) Counterparts of any required transfer tax returns, or in each instance and if available, an electronic filing of such returns, together with the required payment of applicable transfer taxes, pursuant to the requirements of the State of Georgia and local taxing authorities; notwithstanding the foregoing, however, at Seller's option, at least two (2) of days before the Closing Date, Seller may elect to allow Buyer a credit against the Purchase Price for the amount of transfer taxes due and payable by Seller and to have Buyer make the timely payment directly to the taxing authorities or provide payment for such amounts to Buyer's Title Insurance Company, and Buyer shall provide Seller with proof of payment at the Closing.
- (iv) A completed form 1099S, or effective equivalent thereof, describing the sale of the Property, together with a designation agreement which designates the "reporting person" with respect to the sale;
- (v) A sworn certificate that Seller is a resident of Georgia and this sale or transfer is not subject to withholding tax pursuant to

O.C.G.A. § 48-7-128, which certificate may be disclosed to the Commissioner of Revenue of the State of Georgia. And

- (vi) Such other documents or instruments as Buyer or its title insurer may reasonably require to effect the conveyance of the Property in accordance with this Agreement.

8. Warranties and Representations of Seller. Seller represents and warrants to Buyer, knowing that Buyer is relying on each such representation and warranty, that:

- (a) This sale is not subject to withholding tax pursuant to O.C.G.A. § 48-7-128; Seller has the right, power, and authority to enter into this Agreement and to sell the Property to Buyer in accordance with the terms and conditions hereof; this Agreement and all other agreements to be executed by Seller in connection herewith have been (or upon execution will have been) duly executed and delivered by Seller, have been effectively authorized by all necessary action, and constitute (or upon execution will constitute) legal, valid, and binding obligations of Seller enforceable against Seller in accordance with their respective terms;
- (b) Seller is not a party to any contract, agreement, or commitment to sell, convey, assign, transfer, or otherwise dispose of any portion or portions of the Property;
- (c) To Seller's knowledge there are no actions, suits, or proceedings pending or threatened against, by or affecting Seller which affect title to the Property, or which question the validity or enforceability of this Agreement or of any action taken by Seller under this Agreement, in any court or before any governmental authority, domestic, or foreign; and there are no pending, threatened, or contemplated condemnation, eminent domain, or similar actions involving all or any portion of the Property, and Seller has not received notice from any governmental, public, or private authority evidencing an intention or desire to appropriate the use of or limit the use of any of the Property pursuant to any condemnation, eminent domain, or similar proceeding. There are no judgments outstanding against Seller which relate to or which would hinder or prohibit consummation of the transactions contemplated by this Agreement;

(d) The execution of and entry into this Agreement, the execution, and delivery of the documents and instruments to be executed and delivered by Seller on the Closing Date, and the performance by Seller of Seller's duties and obligations under this Agreement and of all other acts necessary and appropriate for the full consummation of the purchase and sale of the Property as contemplated by and provided for in this Agreement, are consistent with and not in violation of, and will not create any adverse condition under, or result in the breach of, or constitute a default under, any contract, agreement or other instrument to which Seller is a party or by which it is bound, or any judgment, decree, order or award of any court, governmental body or arbitrator applicable to Seller, or any law, rule or regulation applicable to Seller; and this Agreement, and the covenants and agreements of Seller under this Agreement, are the valid and binding obligations of Seller, enforceable in accordance with their terms.

9. Warranties and Representations of Buyer. Buyer represents and warrants to Seller, knowing that Seller is relying on each representation and warranty, that:

(a) Buyer is a political subdivision of the State of Georgia, validly existing and in good standing under the laws of the State of Georgia; and

(b) This Agreement and all other agreements to be executed by Buyer in connection herewith have been (or upon execution will have been) duly executed and delivered by Buyer, and constitute (or upon execution will constitute) legal, valid and binding obligations of Buyer enforceable against Buyer in accordance with their respective terms.

10. Parties. This Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, Buyer and Seller and their respective heirs, legal representatives, successors, and assigns.

11. Broker and Commission. All negotiations relative to this Agreement and the purchase and sale of the Property as contemplated by and provided for in this Agreement have been conducted by and between Seller and Buyer without the intervention of any person or other party as agent or broker. Seller and Buyer represent and warrant to each other that there are and will be no broker's commissions or fees payable in connection with this Agreement or the purchase and sale of the Property by reason of their respective dealings, negotiations, or communications. Seller and Buyer shall and do each hereby indemnify, defend, and hold

harmless each other from and against the claims, demands, actions, and judgments of any other brokers, agents, and other intermediaries alleging a commission, fee, or other payment to be owing, by reason of their respective dealings, negotiations or communications in connection with this Agreement or the purchase and sale of the Property.

12. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given upon the earlier of actual delivery to the party to whom the notice is given or five days subsequent to the mailing, certified or registered mail, with postage prepaid, addressed:

If to Buyer:

Unified Government of Cusseta-  
Chattahoochee County  
Attn: County Manager  
215 McNaughton St.  
Cusseta, Ga 31805

With a Copy to:

A. Binford Minter  
Clark Hill, PLC  
3630 Peachtree Rd, NE, Suite 700  
Atlanta, GA 30326

If to Seller:

Linda Louise Beck  
113 Gordy Mill Pond Rd.  
Cusseta, GA 31805

13. Further Assurances; Survival. At Closing, and from time to time thereafter, Buyer and Seller shall do all such additional and further acts, and shall execute and deliver all such additional and further deeds, affidavits, instruments, certificates and documents, as Seller, Seller's counsel, Buyer, Buyer's counsel, or Buyer's title insurer may reasonably require fully to vest in and assure to Buyer full right, title, and interest in and to the Property to the full extent contemplated by this Agreement and otherwise to effectuate the purchase and sale of the Property as contemplated by and provided for in this Agreement. All the provisions of this Agreement (including, without limitation, the representations and warranties of Seller

as set forth in this Agreement), shall survive the consummation of the purchase and sale of the Property for a period of six (6) months after the Closing Date, the delivery of the deed, and the payment of the Purchase Price.

14. Modification. This Agreement supersedes all prior discussions and agreements between Seller and Buyer with respect to the purchase and sale of the Property and other matters contained herein, and this Agreement contains the sole and entire understanding between Seller and Buyer with respect thereto. This Agreement shall not be modified or amended except by an instrument in writing executed by or on behalf of Seller and Buyer.

15. Applicable Law. This Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Georgia. Venue in any action between the parties shall be Chattahoochee County, Georgia and the parties each hereby consent to the jurisdiction of the courts in Chattahoochee County, Georgia.

16. Counterparts; Electronic Signatures. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. Facsimile, pdf, or electronic signatures of this Agreement shall be deemed a valid and binding execution of this Agreement.

17. Captions. The captions and headings used in this Agreement are for convenience only and do not in any way restrict, modify or amplify the terms of this Agreement.

18. Severability. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect, invalidate, or render unenforceable any other term or provision of this Agreement. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated by this Agreement be consummated as originally contemplated to the greatest extent possible.

19. Exhibits. Each and every Exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention occurs, in the same manner and with the same effect as if each Exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized officers under seal as of the Effective Date.

**SELLER:**

LINDA LOUISE BECK

Linda Louise Beck  
Linda Louise Beck

**BUYER:**

UNIFIED GOVERNMENT OF CUSSETA-CHATTahooCHEE COUNTY

By:   
Charles Coffey  
Chairman, Board of Commissioners

**EXHIBIT "A"**

**TRACT 1**

**LEGAL DESCRIPTION OF THE LAND KNOWN AS MAP CO8-0063, 376 BROAD ST.**

All that lot, tract or parcel of land situate, lying and being in Chattahoochee County, Georgia in the City of Cusseta, Georgia, being bounded on the north by Broad Street, on the east by the property now or formerly of J.M. Culpepper, on the south by property now or formerly of G.W. King, Jr., and on the west by State Highway Number 27; subject, however, to an easement for ingress and egress heretofore granted by E.W. and O.C. Stephens to G.W. King, Jr. allowing access from State Highway Number 27 to the property line to the south of the property above described.

This conveyance is made subject to all valid and enforceable restrictive covenants, zoning ordinances and easements of record or in actual existence upon said property.

**TRACT 2**

**LEGAL DESCRIPTION OF THE LAND KNOWN AS MAP CO8-0087**

All that lot, tract or parcel of land situate, lying and being in Chattahoochee County, Georgia in the City of Cusseta, Georgia being bounded on the north by Broad Street, on the east by the property now or formerly of J.M. Culpepper, on the south of the property now or formerly of G.W. King, Jr., and on the west by state Highway number 27; subject, however, to an easement for ingress and egress heretofore granted by E.W. and O.C. Stephens to G.W. King, Jr. allowing access from State Highway 27 to the property line to the south of the property above described.

This conveyance is made subject to all valid and enforceable restrictive covenants, zoning ordinances and easements of record or in actual existence upon said property.

**EXHIBIT "B"**

No management, service and other contracts and agreements.

C08 0063

## 2026 Chattahoochee County Board of Assessors

11/26/2025 8:20:26 AM  
Acct # 1121  
Lisa

Owner Information		General Property Information		Values	
ROBERTS GLYNDA C	2415 FREDERICA RD	Situs	376 BROAD STREET	Imp Val	3,510
SAINT SIMONS ISLAND, GA 31522		Legal		Acc Val	4,165
		Tax District	CUSSETA	Land Val	5,777
		Total Acres	0.29	Total Value	13,452
		Zoning	C-2	0	2025 13,452
		Unit		3C - .000000	2024 13,452
				0	2023 13,452
					2022 13,452
Topography - 1.00	Corner - 1.00	View - 1.00	Water - 1.00	Neighborhood - 1.00	Other - 1.00
					1.00

STATION 13 376 BROAD STREET; GARAGE AND MOBILE HOME IS 380 BROAD STREET ; GPS#122

SALES INFORMATION					
Grantee	Grantor	Date	Deed Book	Plat Book	Sale Price
ROBERTS GLYNDA C	COOPER GLYNN H ESTATE	01/26/2019	54 117		0 C1
COOPER GLYNN H.	COOPER H GLYNN	09/24/2009			8,061 C1
COOPER H GLYNN	COOPER ESTELL	01/23/1998	6 609		0 C3

LAND INFORMATION									
CS	Code/ Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit
C3	222 CUSSETA 15	Front Foot	159.00	80	0	150	0.7267	50.00	50.00

ASSESSOR IMPROVEMENTS - C08-0063									
CS	Descrip	Dim1	Dim2	Units	Year	Grad	Dep	Cy D	Perf
Prob	#1014 UNKNOWN / ALL AV	14	52	728	1980	0.00	0.15	0.00	1.00
C1	SHOP, MASONRY-COMMERCIAL	17	28	476	1960	0.70	0.50	0.00	1.00
PERM NUM	PERM TYPE	PERM A/MNT	WORK COST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS	
08-22	ELECTRIC	50	0	09/03/2008				PERMIT IS FOR 376-B BROAD ST; EST OF WORK TO BE COMPLETED \$165.00, CONTRACTOR CHRIS LONG 706-604-9148	

C08 0063

Review: 3/13/2023 by ALAN HORNADAY/CRYSTAL WALKER

Page 1 of 3

		COMMERCIAL IMPROVEMENT - C08 0063			
Imp Key	25	Improvement Area	600	Phy Degr	0.20
Class / Strat	C1	Common Wall	0	Phy OVR	0.00
Improvement / Section	1 / 1	1 Fix Bath	0	Func Obsd	1.00
Used As	WAREHOUSE - STORAGE - D	2 Fix Bath	0	Econ Obsd	1.00
Built As	WAREHOUSE - STORAGE - D	3 Fix Bath	0	Other Adjustments	1.00
Construction Type	Wood/Steel Combustible	0 Bath/Kitchen	0	Neigh Adj	1.00
Story / Height	1.0	15 Bath/Kitchen	0	% Complete	1.00
Life Expectancy	40	20 Bath/Kitchen	0	RCN	17550
Wall Height	14	Grade	0.70	Structure Value	3,510
Section Area	600	Year Built	1980	Extra Features Value	0
Perimeter	100	Eff Year Built	1965	Identical Units	1
				Building Value	3,510

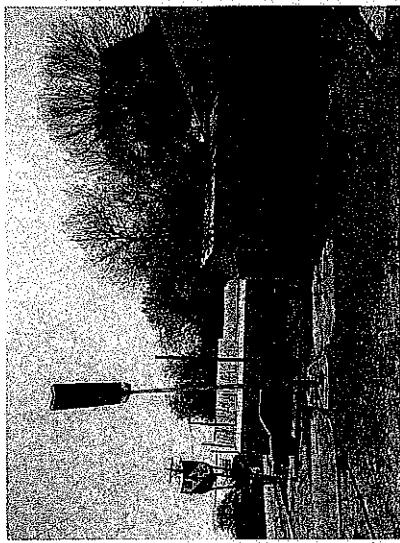
Imp/Sec: 1/1	Foundation	Roof Cover	Wall	Ceiling	Interior Walls	Exterior Walls	Floor Finish	Interior Walls	Exterior Walls	Roof Frame	Lighting
					0	0	0	0	0	0	0
					0	0	0	0	0	0	0
					0	0	0	0	0	0	0
					0	0	0	0	0	0	0

30

1.0  
600

30

20



20

C08 0063

Review: 3/13/2023 by ALAN HORNADAY/CRYSTAL WALKER

Page 3 of 3

C08 0087

## 2026 Chattahoochee County Board of Assessors

Owner Information		General Property Information									
ROBERTS GLYND A C 2415 FREDERICA RD		STUS: 184 WELLS STREET						Values		Imp Val	
SAINT SIMONS ISLAND, GA 31522		LEGAL: CUSSETA GMB						Acct Val		11,713	
Tax District: Total Acres: Zoning: Unit:		Homestead: 50 No Covenant Acc Des: 3C - .000000 Res Value: 0						Land Val		3,306	
Topography - 1.00		Corner - 1.00 View - 1.00						Total Value		15,019	
Water - 1.00		Transitional - 1.00						2025: 15019		2026: 15019	
Neighborhood - 1.00		Other - 1.00						2023: 15019		2022: 15019	
Commercial/Industrial - 1.00											

SALES INFORMATION											
Grantee	Grantor	Date	Deed Book	Plat Book	Schedule	CS	Min Value	Max Value	Reason		
ROBERTS GLYND A C	COOPER H GLYNN ESTATE	01/26/2019	54-127			0 C1			0 ES		
COOPER H GLYNN	COOPER ESTELLE	01/23/1998	6 609			0 C3			25,686 LE		
LAND INFORMATION											
CS	Code/Description	Method	Units	Depth	From	Depth	Depth	Adj. Unit	Adj. Depth	Value	
C3	222 CUSSETA 15	Front Foot	61.00	185	0	150	1.0840	50.00	50.00	1.00	3,306

C08 0087

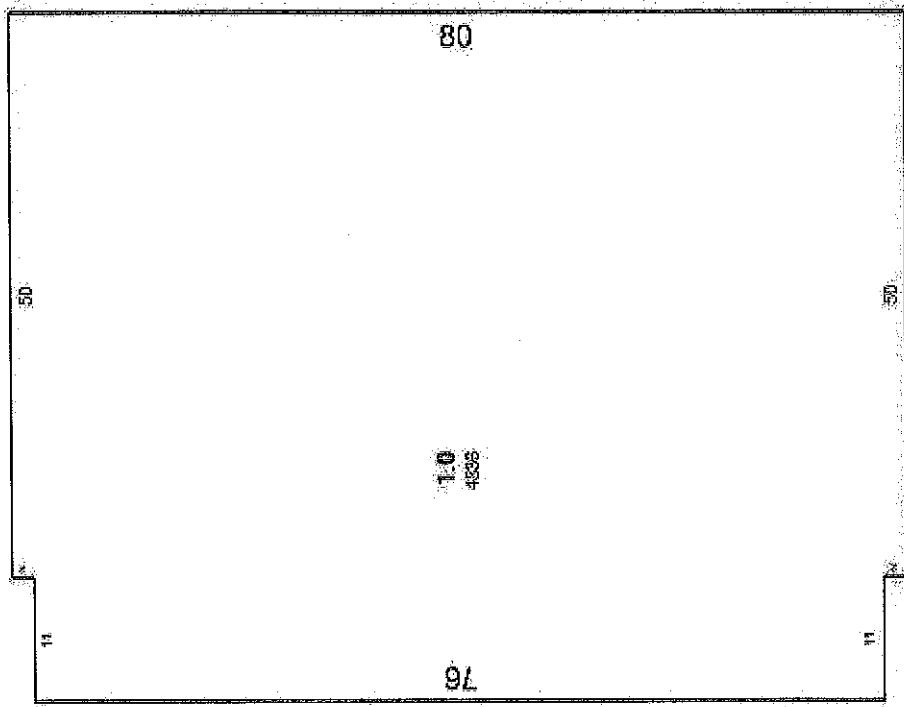
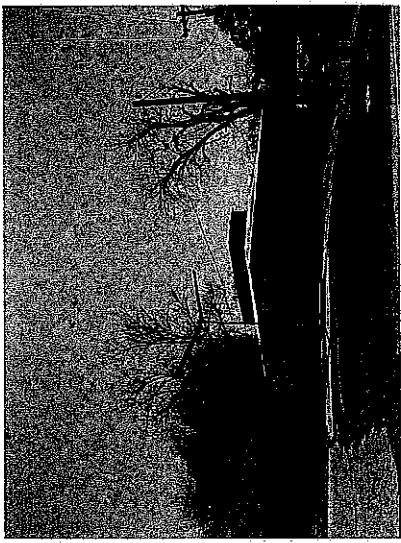
Review: 3/15/2023 by ALAN HORNADAY/CRYSTAL WALKER

Page 1 of 3

		COMMERCIAL IMPROVEMENT C08 0087	
Impl Key	28	Improvement Area	4836
Class/Strat	C1	Common Wall	0
Improvement / Section	1 / 1	1 Fix Bath	0
Used As	WAREHOUSE - STORAGE - D	2 Fix Bath	0
Built As	WAREHOUSE - STORAGE - D	3 Fix Bath	0
Construction Type	Wood/Steel Combustible	1.0 Bath/Kitchen	0
Story Height	1.0	1.5 Bath/Kitchen	0
Life Expectancy	40	2.0 Bath/Kitchen	0
Wall Height	16	Grade	0.70
Section Area	4836	Year Built	1940
Perimeter	282	Eff Year Built	1960
		Building Value	11,713

#### Impl/Sec: 1/1

FOUNDATION	Roof Cover	Ceiling	WALL	WALL
			0	0
			0	0
FLOOR CONSTRUCTION	Wiring	Exterior Walls	Floor Finish	WALL
			0	0
			0	0
HEATING	Roof Frame	Interior Walls	Lighting	WALL
			0	0
			0	0
			0	0





## REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (this "Agreement") is made and entered into this 5th day of December "Effective Date"), by and between LINDA LOUISE BECK ("Seller"), and the UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY, a political subdivision of the State of Georgia ("Buyer").

### RECITALS

WHEREAS, Seller is the owner of the Property (as hereinafter defined); and

WHEREAS, subject to the terms and conditions hereof, Seller desires to sell to Buyer the Property, and Buyer desires to purchase the Property from Seller.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Agreement to Sell and Purchase. Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase and take from Seller, upon the terms and conditions hereinafter set forth, all right, title, and interest of Seller in and to the following (collectively referred to herein as the "**Property**"):

(a) All those certain lots, tracts or parcels of improved real estate located at 376 Broad Street (0.29 acres, Map and Parcel Number C08-0063) ("Tract 1") and 184 Wells Street (0.26 acres, Map and Parcel Number C08-0087) ("Tract 2"), Cusseta-Chattahoochee County, State of Georgia, and more particularly described on **Exhibit "A"** attached hereto, together with all rights, ways, and easements appurtenant thereto, including, without limitation, all of Seller's right, title, and interest in and to the land underlying and the air space overlying any public or private ways or streets crossing or abutting said real estate (collectively, 'the "**Land**"');

(b) All buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed, actually or constructively, to the Land or to any such buildings, structures or other improvements (collectively, the "**Improvements**");

(c) All, if any, goods, equipment, machinery, apparatus, fittings, furniture, furnishings, supplies, spare parts, tools, and other personal property of every kind located on the Land or within the Improvements and used in connection

with the operation, management, or maintenance of the Land or the Improvements, excluding any such items owned by tenants of the Land or the Improvements (collectively, the "**Personalty**");

(d) All of the right, title, and interest accruing to the owner of the Land and Improvements in, to, and under (i) any of the management, service and other contracts and agreements, if any, scheduled and identified on **Exhibit "B"** attached hereto (the "**Service Agreements**"); and (ii) all warranties, guaranties, certificates, licenses, permits, authorizations, consents, and approvals with respect to the use, occupancy, possession and operation of the Land and Improvements (the "**Permits**").

2. Excluded Personal Property. Notwithstanding the foregoing, the sale of the Property contemplated by this Agreement shall not include the following personal property (the "**Excluded Personal Property**"), which Excluded Personal Property is expressly excluded from such conveyance and which Seller agrees to remove from the property within sixty (60) days from the Closing Date:

- (a) Mobile home
- (b) "Bay Station" signs

3. Purchase Price; Method of Payment. The purchase price for the Property (the "**Purchase Price**"), shall be Fifty Thousand and No/100 Dollars (\$50,000.00). The Purchase Price, subject to the prorations and adjustments hereinafter described, shall be paid to Seller on the Closing Date by cash, check, or wire delivery of funds through the Federal Reserve System to an account designated in writing by Seller.

4. Prorations and Adjustments to Purchase Price. The following prorations and adjustments shall be made between Buyer and Seller at Closing, or thereafter if Buyer and Seller shall agree:

(a) All city, state, and county ad valorem taxes and similar impositions levied or imposed upon or assessed against the Property (hereinafter referred to as the "**Taxes**"), for the year in which Closing occurs shall be prorated as of the Closing Date. In the event the Taxes for such year are not determinable at the time of Closing, said taxes shall be prorated on the basis of the best available information, and the parties shall re-prorate the Taxes for such year

promptly upon the receipt of the tax bills for such year and shall make between themselves any equitable adjustment required by reason of any difference between the estimated amount of the Taxes used as a basis for the proration at Closing and the actual amount of the Taxes for such year. In the event any of the Taxes are due and payable at the time of Closing, the same shall be paid at Closing. If the Taxes are not paid at Closing, Seller shall deliver to Buyer the bills for the Taxes promptly upon receipt thereof and Buyer shall thereupon be responsible for the payment in full of the Taxes within the time fixed for payment thereof and before the same shall become delinquent.

(b) All utility charges for the Property (including, without limitation, telephone, water, storm and sanitary sewer, electricity, gas, garbage, and waste removal) shall be prorated as of the Closing Date, transfer fees required with respect to any such utility shall be paid by or charged to Buyer, and Seller shall be credited with any deposits transferred to the account of Buyer.

(c) All amounts payable under any of the Service Agreements shall be prorated as of Any other items which are customarily prorated in connection with the purchase and sale of properties similar to the Property shall be prorated as of the Closing Date. In making the prorations required by this Section, the economic burdens and benefits of ownership of the Property for the Closing Date shall be allocated to Buyer.

5. Closing. The consummation of the purchase and sale of the Property contemplated under this Agreement (the "**Closing**") shall be December 3, 2025, or on such later date and time as provided pursuant to the terms of this Agreement (the "**Closing Date**"), at 215 McNaughton St., Cusseta, GA 31805. Seller shall deliver to Buyer all of Seller's Closing documents by no later than 5:00 p.m. on the Closing Date, and Buyer shall have the right to review and approve same in advance of Closing. Time is of the essence with respect to the Closing Date. Seller shall surrender possession of the Property to Buyer on the Closing Date, subject to the rights of the Tenants, if any.

6. Access and Inspection. Buyer acknowledges that prior to the Closing Date Buyer and Buyer's agents and designees were provided with the right to enter the Property for the purposes of inspecting the Property and has satisfied itself with the condition of the Property.

7. Proceedings at Closing. On the Closing Date, the Closing shall take place as follows:

(a) Seller shall deliver to Buyer the following documents and instruments, duly executed by Seller, all in forms reasonably acceptable to Buyer and Buyer's title insurer:

- (i) A limited warranty deed in recordable form conveying and demising the Property;
- (ii) Evidence in form and substance reasonably satisfactory to Buyer that Seller has the power and authority to execute and enter into this Agreement and to consummate the purchase and sale of the Property, and that any and all actions required to authorize and approve the execution of and entry into this Agreement by Seller, the performance by Seller of all of Seller's duties and obligations under this Agreement, and the execution and delivery by Seller of all documents and other items to be executed and delivered to Buyer at Closing have been accomplished;
- (iii) Counterparts of any required transfer tax returns, or in each instance and if available, an electronic filing of such returns, together with the required payment of applicable transfer taxes, pursuant to the requirements of the State of Georgia and local taxing authorities; notwithstanding the foregoing, however, at Seller's option, at least two (2) of days before the Closing Date, Seller may elect to allow Buyer a credit against the Purchase Price for the amount of transfer taxes due and payable by Seller and to have Buyer make the timely payment directly to the taxing authorities or provide payment for such amounts to Buyer's Title Insurance Company, and Buyer shall provide Seller with proof of payment at the Closing.
- (iv) A completed form 1099S, or effective equivalent thereof, describing the sale of the Property, together with a designation agreement which designates the "reporting person" with respect to the sale;
- (v) A sworn certificate that Seller is a resident of Georgia and this sale or transfer is not subject to withholding tax pursuant to

O.C.G.A. § 48-7-128, which certificate may be disclosed to the Commissioner of Revenue of the State of Georgia. And

- (vi) Such other documents or instruments as Buyer or its title insurer may reasonably require to effect the conveyance of the Property in accordance with this Agreement.

8. Warranties and Representations of Seller. Seller represents and warrants to Buyer, knowing that Buyer is relying on each such representation and warranty, that:

- (a) This sale is not subject to withholding tax pursuant to O.C.G.A. § 48-7-128; Seller has the right, power, and authority to enter into this Agreement and to sell the Property to Buyer in accordance with the terms and conditions hereof; this Agreement and all other agreements to be executed by Seller in connection herewith have been (or upon execution will have been) duly executed and delivered by Seller, have been effectively authorized by all necessary action, and constitute (or upon execution will constitute) legal, valid, and binding obligations of Seller enforceable against Seller in accordance with their respective terms;
- (b) Seller is not a party to any contract, agreement, or commitment to sell, convey, assign, transfer, or otherwise dispose of any portion or portions of the Property;
- (c) To Seller's knowledge there are no actions, suits, or proceedings pending or threatened against, by or affecting Seller which affect title to the Property, or which question the validity or enforceability of this Agreement or of any action taken by Seller under this Agreement, in any court or before any governmental authority, domestic, or foreign; and there are no pending, threatened, or contemplated condemnation, eminent domain, or similar actions involving all or any portion of the Property, and Seller has not received notice from any governmental, public, or private authority evidencing an intention or desire to appropriate the use of or limit the use of any of the Property pursuant to any condemnation, eminent domain, or similar proceeding. There are no judgments outstanding against Seller which relate to or which would hinder or prohibit consummation of the transactions contemplated by this Agreement;

(d) The execution of and entry into this Agreement, the execution, and delivery of the documents and instruments to be executed and delivered by Seller on the Closing Date, and the performance by Seller of Seller's duties and obligations under this Agreement and of all other acts necessary and appropriate for the full consummation of the purchase and sale of the Property as contemplated by and provided for in this Agreement, are consistent with and not in violation of, and will not create any adverse condition under, or result in the breach of, or constitute a default under, any contract, agreement or other instrument to which Seller is a party or by which it is bound, or any judgment, decree, order or award of any court, governmental body or arbitrator applicable to Seller, or any law, rule or regulation applicable to Seller; and this Agreement, and the covenants and agreements of Seller under this Agreement, are the valid and binding obligations of Seller, enforceable in accordance with their terms.

9. Warranties and Representations of Buyer. Buyer represents and warrants to Seller, knowing that Seller is relying on each representation and warranty, that:

- (a) Buyer is a political subdivision of the State of Georgia, validly existing and in good standing under the laws of the State of Georgia; and
- (b) This Agreement and all other agreements to be executed by Buyer in connection herewith have been (or upon execution will have been) duly executed and delivered by Buyer, and constitute (or upon execution will constitute) legal, valid and binding obligations of Buyer enforceable against Buyer in accordance with their respective terms.

10. Parties. This Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, Buyer and Seller and their respective heirs, legal representatives, successors, and assigns.

11. Broker and Commission. All negotiations relative to this Agreement and the purchase and sale of the Property as contemplated by and provided for in this Agreement have been conducted by and between Seller and Buyer without the intervention of any person or other party as agent or broker. Seller and Buyer represent and warrant to each other that there are and will be no broker's commissions or fees payable in connection with this Agreement or the purchase and sale of the Property by reason of their respective dealings, negotiations, or communications. Seller and Buyer shall and do each hereby indemnify, defend, and hold

harmless each other from and against the claims, demands, actions, and judgments of any other brokers, agents, and other intermediaries alleging a commission, fee, or other payment to be owing, by reason of their respective dealings, negotiations or communications in connection with this Agreement or the purchase and sale of the Property.

12. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given upon the earlier of actual delivery to the party to whom the notice is given or five days subsequent to the mailing, certified or registered mail, with postage prepaid, addressed:

If to Buyer:

Unified Government of Cusseta-  
Chattahoochee County  
Attn: County Manager  
215 McNaughton St.  
Cusseta, Ga 31805

With a Copy to:

A. Binford Minter  
Clark Hill, PLC  
3630 Peachtree Rd, NE, Suite 700  
Atlanta, GA 30326

If to Seller:

Linda Louise Beck  
113 Gordy Mill Pond Rd.  
Cusseta, GA 31805

13. Further Assurances; Survival. At Closing, and from time to time thereafter, Buyer and Seller shall do all such additional and further acts, and shall execute and deliver all such additional and further deeds, affidavits, instruments, certificates and documents, as Seller, Seller's counsel, Buyer, Buyer's counsel, or Buyer's title insurer may reasonably require fully to vest in and assure to Buyer full right, title, and interest in and to the Property to the full extent contemplated by this Agreement and otherwise to effectuate the purchase and sale of the Property as contemplated by and provided for in this Agreement. All the provisions of this Agreement (including, without limitation, the representations and warranties of Seller

as set forth in this Agreement), shall survive the consummation of the purchase and sale of the Property for a period of six (6) months after the Closing Date, the delivery of the deed, and the payment of the Purchase Price.

14. Modification. This Agreement supersedes all prior discussions and agreements between Seller and Buyer with respect to the purchase and sale of the Property and other matters contained herein, and this Agreement contains the sole and entire understanding between Seller and Buyer with respect thereto. This Agreement shall not be modified or amended except by an instrument in writing executed by or on behalf of Seller and Buyer.

15. Applicable Law. This Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Georgia. Venue in any action between the parties shall be Chattahoochee County, Georgia and the parties each hereby consent to the jurisdiction of the courts in Chattahoochee County, Georgia.

16. Counterparts; Electronic Signatures. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. Facsimile, pdf, or electronic signatures of this Agreement shall be deemed a valid and binding execution of this Agreement.

17. Captions. The captions and headings used in this Agreement are for convenience only and do not in any way restrict, modify or amplify the terms of this Agreement.

18. Severability. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect, invalidate, or render unenforceable any other term or provision of this Agreement. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated by this Agreement be consummated as originally contemplated to the greatest extent possible.

19. Exhibits. Each and every Exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention occurs, in the same manner and with the same effect as if each Exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized officers under seal as of the Effective Date.

**SELLER:**

LINDA LOUISE BECK

---

Linda Louise Beck

**BUYER:**

UNIFIED GOVERNMENT OF CUSSETA-CHATTahooCHEE COUNTY

By: \_\_\_\_\_

  
Charles Coffey  
Chairman, Board of Commissioners

**EXHIBIT "A"**

**TRACT 1**

**LEGAL DESCRIPTION OF THE LAND KNOWN AS MAP CO8-0063, 376 BROAD ST.**

All that lot, tract or parcel of land situate, lying and being in Chattahoochee County, Georgia in the City of Cusseta, Georgia, being bounded on the north by Broad Street, on the east by the property now or formerly of J.M. Culpepper, on the south by property now or formerly of G.W. King, Jr., and on the west by State Highway Number 27; subject, however, to an easement for ingress and egress heretofore granted by E.W. and O.C. Stephens to G.W. King, Jr. allowing access from State Highway Number 27 to the property line to the south of the property above described.

This conveyance is made subject to all valid and enforceable restrictive covenants, zoning ordinances and easements of record or in actual existence upon said property.

**TRACT 2**

**LEGAL DESCRIPTION OF THE LAND KNOWN AS MAP CO8-0087**

All that lot, tract or parcel of land situate, lying and being in Chattahoochee County, Georgia in the City of Cusseta, Georgia being bounded on the north by Broad Street, on the east by the property now or formerly of J.M. Culpepper, on the south of the property now or formerly of G.W. King, Jr., and on the west by state Highway number 27; subject, however, to an easement for ingress and egress heretofore granted by E.W. and O.C. Stephens to G.W. King, Jr. allowing access from State Highway 27 to the property line to the south of the property above described.

This conveyance is made subject to all valid and enforceable restrictive covenants, zoning ordinances and easements of record or in actual existence upon said property.

**EXHIBIT "B"**

No management, service and other contracts and agreements.

C08 0063		2026 Chattahoochee County Board of Assessors		11/26/2025 8:20:26 AM Acct # 1121 Lisa											
Owner Information															
General Property Information															
SITUS		376 BROAD STREET													
LEGAL		CUSSETA GMD													
Tax District		Homestead S0													
Total Acres		0.29 LL													
Zoning		C-2 LD													
Unit		Return Value 0													
Topography - 1.00		View - 1.00 Water - 1.00													
STATION IS 376 BROAD STREET; GARAGE AND MOBILE HOME IS 380 BROAD STREET ; GPS#122															
SALES INFORMATION															
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice										
ROBERTS GLYNDA C	COOPER GLYNN H ESTATE	01/26/2019	54 117		0 C1										
COOPER GLYNN H.	COOPER H GLYNN	09/24/2009			8,061 C1 7,810 AA										
COOPER H GLYNN	COOPER ESTELL	01/23/1998	6 609		0 C3 9,811 LE										
LAND INFORMATION															
CS	Code / Description	Method	Units	Depth	Depth Factor	Unit Value	Adj Unit	Adj	Value	Photo ?					
C3	222 CUSSETA 15	Front Foot	159.00	80	0	150 0.7267	50.00	50.00	1.00	5,777					
ACCESORY IMPROVEMENTS - C08 0063															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Dep	Own D	Point	Func	Econ	Neigh	Drifts	Value	Photo ?
Prob	#1014 UNKNOWN / ALL AV	14	52	728	1980	0.00	0.15	0.00	1.00	1.00	1.00	1.00	1.00	4000	True
C1	SHOP, MASONRY-COMMERCIAL	17	28	476	1960	0.70	0.50	0.00	1.00	1.00	1.00	1.00	0.00	4165	True
PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS							
08-22	ELECTRIC	50	0	09/03/2008				PERMIT IS FOR 376-B BROAD ST; EST OF WORK TO BE COMPLETED \$165.00, CONTRACTOR CHRIS LONG 706-604-9148							

COMMERCIAL IMPROVEMENT - C08 0063					
Impr Key	25	Improvement Area	600	Phy Depr	0.20
Class / Strat	C1	Common Wall	0	Phy OVR	0.00
Improvement / Section	1 / 1	1 Fix Bath	0	Func Obsol	1.00
Used As	WAREHOUSE - STORAGE - D	2 Fix Bath	0	Econ Obsol	1.00
Built As	WAREHOUSE - STORAGE - D	3 Fix Bath	0	Other Adjustments	1.00
Construction Type	Wood/Steel Combustible	1.0 Bath/Kitchen	0	Neigh Adj	1.00
Story Height	1.0	1.5 Bath/Kitchen	0	% Complete	1.00
Life Expectancy	40	2.0 Bath/Kitchen	0	RCN	17550
Wall Height	14	Grade	0.70	Structure Value	3,510
Section Area	600	Year Built	1960	Extra Features Value	0
Perimeter	100	Eff Year Built	1965	Identical Units	1
				Building Value	3,510

**Imp / Sec: 1/1**

<b>FOUNDATION</b>	<b>Roof Cover</b>	<b>Ceiling</b>	<b>WALL</b>
0	0	0	0
0	0	0	0
0	0	0	0
<b>Floor Construction</b>	<b>Wiring</b>	<b>Exterior Walls</b>	<b>Floor Finish</b>
0	0	0	0
0	0	0	0
0	0	0	0
<b>Heating</b>	<b>Roof Frame</b>	<b>Interior Walls</b>	<b>Lighting</b>
0	0	0	0
0	0	0	0
0	0	0	0



20

30

1.0  
600

30

20

C08 0063

Review: 3/13/2023 by ALAN HORNADAY/CRYSTAL WALKER

Page 3 of 3

C08 0087

## 2026 Chattahoochee County Board of Assessors

11/26/2025 8:22:52 AM  
Acct # 1144

Lisa

## Owner Information

ROBERTS GLYND A C  
2415 FREDERICA RD

## General Property Information

Situs		184 WELLS STREET		Values	
Legal				Imp Val	Imp Val
Tax District		CUSSETA	GMD	Acc Val	Acc Val
Total Acres		0.26	Homestead	\$0	
Zoning		R-4	No Covenant	0	3,306
Unit			Acc/Des	3C - .000000	15,019
Topography - 1.00		Corner - 1.00	Return Value	0	15,019
View - 1.00		Water - 1.00	Transitional - 1.00	Neighborhood - 1.00	Other - 1.00
					Commercial/Industrial - 1.00

## SALES INFORMATION

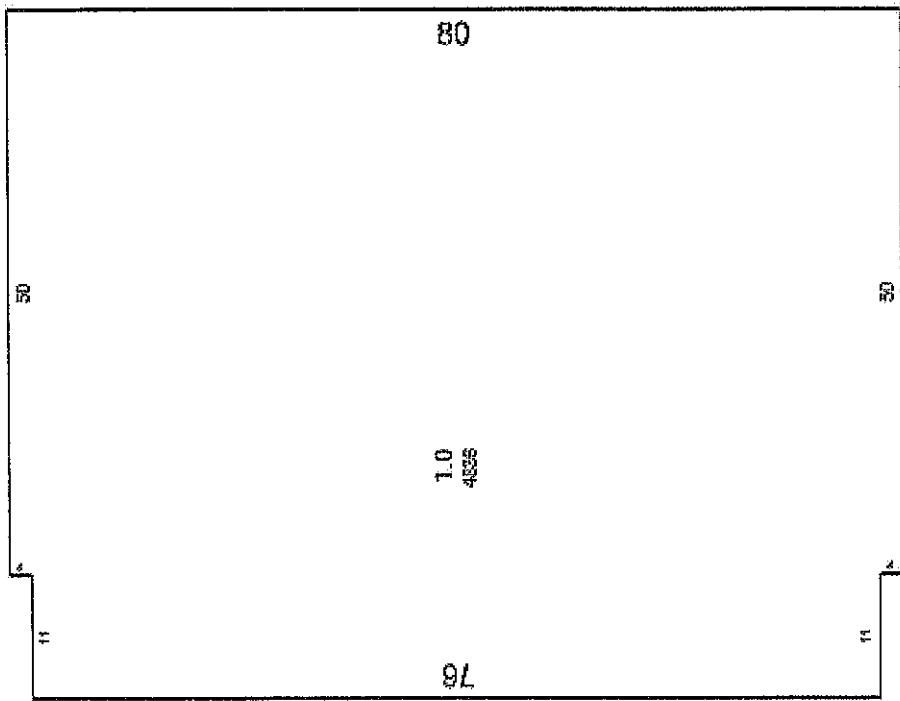
Grantee	Grantor	Date	Deed/Bd	Plat Book	Survey	CS	Min Value	Reason
ROBERTS GLYND A C	COOPER H GLYNN ESTATE	01/26/2019	54 127			0 C1	0	ES
COOPER H GLYNN	COOPER ESTELLE	01/23/1998	6 609			0 C3	25,686	LE
LAND INFORMATION								
CS	Code/Description	Method	Units	Depth	Front	Depth	Unit Value	Adj Unit
C3	222 CUSSETA 15	Front Foot	61.00	185	0	150	1.0840	50.00
								50.00
								1.00
								3,306

C08 0087

Review: 3/15/2023 by ALAN HORNADAY/CRYSTAL WALKER

Page 1 of 3

COMMERCIAL IMPROVEMENT - C08 0087						
Impr Key	28	Improvement Area	4836	Phy Dept	0.20	
Class / Strat	C1	Common Wall	0	Phy GVR	0.00	
Improvement/ Section	1 / 1	1.Fix Bath	0	Func Obsol	0.50	
Used As	WAREHOUSE - STORAGE - D	2.Fix Bath	0	Econ Obsol	1.00	
Built As	WAREHOUSE - STORAGE - D	3.Fix Bath	0	Other Adjustments	1.00	
Construction Type	Wood/Steel Combustible	1.0 Bath/Kitchen	0	Neigh Adj	1.00	
Story Height	1.0	1.5 Bath/Kitchen	0	% Complete	1.00	
Life Expectancy	40	2.0 Bath/Kitchen	0	RCN	117130	
Wall Height	16	Grade	0.70	Structure Value	11,713	
Section Area	4836	Year Built	1940	Extra Features Value	0	
Perimeter	282	Eff Year Built	1960	Identical Units	1	
				Building Value	11,713	
Imp/Sec: 1 / 1						
FOUNDATION		Roof Cover		WALL		
Floor Construction	0	Ceiling	0		0	
	0	Wiring	0		0	
Heating		Roof Frame	0	Floor Finish	0	
	0	Heating	0	Exterior Walls	0	
	0		0	Interior Walls	0	
	0		0	Lighting	0	
	0		0		0	
	0		0		0	
	0		0		0	
	0		0		0	
	0		0		0	





STATE OF GEORGIA

COUNTY OF Chattahoochee

## AFFIDAVIT OF ATENDING MEMBERS

All, Members 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. 2, 2025.

2.

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

3.

The executive session was called to order at 10:30 a.m. A.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): Personnel is legal  
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 2<sup>nd</sup> day of Dec., 2025.



Member



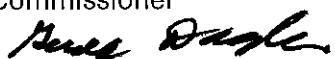
County Board Commissioners



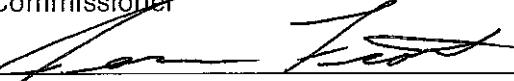
Commissioner



Commissioner



Commissioner



Commissioner

Sworn to and subscribed before me this

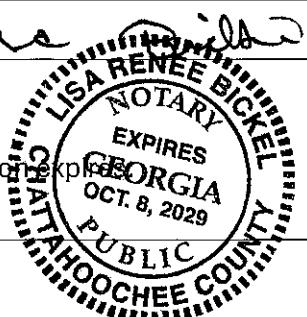
2<sup>nd</sup>

Dec. 2025



Notary Public

My Commission Expires





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

**Dec. 2, 2025-BOC Regular Meeting**

**PLEASE SIGN IN**  
So We Can Record Your Attendance

1. Theresa Bickel

21. \_\_\_\_\_

2. Leandra Blaau

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. \_\_\_\_\_



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

215 McNaughton St Cusseta, Georgia 31805  
(706) 989-3602 Fax (706) 989-2005 bocclerk@ugccc.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

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**MINUTES OF THE MONTHLY WORK SESSION**

**Dec. 22, 2025**

**215 McNaughton St.**

**PRESENT:**

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

Lisa Bickel, County Clerk  
Thomas Weaver, County Manager

**Chairman Coffey** 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 Commissioners present, with the exception of Commissioner Frost and live streaming on our Facebook page.

**SPEAKER:**

**Ron Hedgecote**- Having the need for two deputy coroners, he stated having three coroners we will be able to have 24hr coverage, a deputy coroner only gets paid \$25.00 a pay period. They do have to go to training every year. He is asking the Commission to amend the coroner budget for \$2000.00 to keep an extra deputy coroner. **County Manager Weaver** stated he just signed two expense reports for \$2000.00 just for expense reimbursements, and that was for two people. **Chairman Coffey** asked if he has a county vehicle, Mr. Hedgecote stated yes, but it is for EMA, and it stated he could choose to take his own vehicle. Mr. Hedgecote stated there has always been two deputy coroners since 2010. **Chairman Coffey** stated we aren't going to provide an answer today, but the Commission will get back to him with an answer for his request.

**COUNTY MANAGER UPDATES:**

**County Manager Weaver** – Spoke about ambulance fees at the last meeting, we did get a copy of the breakdown, it is really standard as a lot of other counties, basic ALS transport is \$1000.00, ALS2 is \$1600.00, ALS network is \$950.00, BLSE is \$900.00, BLSE is \$400.00, you are basically looking at \$1500.00 for ambulance transport, and that is in line with anywhere else, the area where Mr. White had an issue was the \$75.00, and that is for treat no transport, they still show up to treat, meaning they showed up and checked sugar, blood pressure, and we are still paying for fuel, payroll. I do still understand his concerns, but the \$75.00 is for treat no transport. Ron Hedgecote stated they did go to all of the surrounding counties before the pricing was established when the ambulance service started. The pricing started a few months after the service started. The Grant for the trail, update we will need to select an engineer for it and then hopefully by the end of January we can get it started. The trail project coming from West Railroad to the Rec Center isn't going to work out like he previously hoped, so he still wants to do a sidewalk from the library to the rec center, and it can go with the trail grant. Looking at an area for the rodeo arena, looking at the 16-acre track for possibly an area of revenue, it has already been approved for the timber to be cut, however while it is being cut, he isn't going to just sit still. He also went down to the property down at Riverbend Rd, if the 16 acres will not work out, this

area is only three miles further down the road from the current area of where the rodeo is now. We currently do not have water there, Shawn with the water is getting with Popco to see how much it will take to get water down to Riverbend Rd. The property on Broad St., parking lot across from Courthouse, we will have to wait until February to start vacating and starting on the lot, we had some technicalities, he will start bringing some plans to the Commission to look at soon. His hope is to have the project completed by next Christmas. He is working with a gentleman by the name of Cameron Elliott on the Timber. Samanths updates, trash pickup route has been changed, it will be on Facebook and textmygov, and the following week for New Years week will be changed also. Water dept had a slow month, Tank #4 on Patty Dr. was down getting blasted and cleaned, Hammock Wells came out and repaired a motor and pump. IGSA updates, they asked what it would take to continue the stray facility, he said it is in our best interest to cut ties with the stray facility. Public Works updates, they cleaned up Broad St, for the parade and Christmas tree lighting and the Chamber did a really good job this year. The storage building is up in back; we should be able to get power to it soon.

**Mordie Askew** – They did extend basketball registration till January. Baseball registration is online; they had their first person register. Will be installing hand dryers in the city park restrooms.

The following items were discussed as to their relevance for appearance on Jan. 6, 2026, regular meeting agenda:

**Reminder For January Meeting** – Appointing 2026 Chair and Vice Chair to Commission, Chairman Coffey made a motion for Timothy Biddle as Vice Chairman.

**Upgrading Public Safety Radio System** – Will need more information and someone from the radio company and sheriff dept to be at next meeting to speak if they would like the Commission to vote on this item, however it will be an agenda item, for if they show up and explain the need versus the want. The quote is just for the radios for the sheriff dept., the highlights on the quote, they are requesting \$68,152.00 for the equipment. The silver lining would be that we would not have to maintain anything afterwards, no repeater, antenna. The downside is \$7-8000.00 per handheld. The price doesn't help with the fire dept. Would like to know more and see some of the radios from the representative, if he can be at the meeting as well. If the Sheriff can come to the meeting, we will have it on the agenda.

**Selecting an Engineer for SCRC SEID Grant** – Will need to pick an engineer through a scoring process at the next meeting, add to the agenda for a vote, EMC Engineering subtotal is 45, Ingram & Associates is 17, and Moon Meeks & Associates is 45, these are the three on the list, the Commission is the committee that votes on this, County Manager Weaver recommends they go with EMC.

**Zoning Renewal Technical Contract RVRC** – This is the same one we renew every year, annual cost \$6000.0 nothing new, add to the agenda for voting item.

**Commissioner Biddle** said thank you to public works for participating in the parade, he hasn't seen that much participation in the parade, and thank you to the Chamber.

#### **EXECUTIVE SESSION:**

A Motion was made to go into executive session at 10:02 a.m. **Commissioner Hoyte** made the Motion, seconded by **Commissioner Biddle**. The vote to enter executive session was unanimous.

#### **Regular meeting reconvened:**

The regular meeting reconvened at 11:16 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. The subjects discussed were personnel.

**Chairman Coffey** would like to add an item to the agenda, county vehicles how they are handled when purchased, and just the process in general who they belong to. He also stated the roundabout is on hold due to endangered bats, so it is on hold until springtime.

**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 11:16 am on Monday, Dec. 22, 2025.



---

CHARLES COFFEY, CHAIRMAN



---

TIMOTHY BIDDLE, VICE CHAIRMAN



---

GERALD DOUGLAS, COMMISSIONER



---

DAMON HOYTE, COMMISSIONER

Absent  
JASON FROST, COMMISSIONER

Jan. 6, 2026  
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Dec. 22, 2025, Work Session, was approved via majority vote by the Board of Commissioners on Jan 6, 2026, regular meeting.

ATTESTED BY: 

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



STATE OF GEORGIA

COUNTY OF \_Chattahoochee\_

## AFFIDAVIT OF ATTENDING MEMBERS

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 22, 2025.

2.

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

3.

The executive session was called to order at 11:11 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): \_\_\_\_\_  
\_\_\_\_\_ 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 held for in-camera inspection only.

This 22 day of December, 2025.

## County Manager



## County Board Commissioners Chairman

James Bent

Commissioner

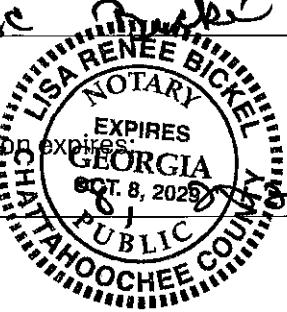
### Commissioner

### Commissioner

### Commissioner

## Notary Public

My Commission expires





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

**Dec. 22, 2025-BOC Work Session**

**PLEASE SIGN IN**

So We Can Record Your Attendance

1. <u>Thomas Bickel</u>	21. _____
2. _____	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. _____