



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 OF THE REGULAR MEETING

Sept. 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 9:00 a.m., with all other Commissioners present, and live streaming on our Facebook page.

APPROVAL OF THE MINUTES OF THE AUG. 5, 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 AUG. 5, 2025, EXECUTIVE SESSION MINUTES

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

APPROVAL OF THE AUG. 25, 2025, WORK SESSION MINUTES

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

APPROVAL OF THE AUG. 25, 2025, WORK SESSION EXECUTIVE SESSION MINUTES

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

OPEN FORUM

NONE

SPEAKER

NONE

OLD BUSINESS

ATTORNEY - The only old business he has is the audit letter, it is sitting on his desk, and it will be done this week.

County Manager - Two quick old things, the 2022 audit is waiting on the letter, and due to the amount of funding we received it kicked into what they call a single audit, so the regular audit is complete, Mr. McCoy is wrapping up that now, he is just finishing up the single audit, the single audit looks at the federal funding we received. Then we will start the 2023 audit. The second update is the sewage grant we applied for did not get funded this round. Last thing, he reached out to the engineer to look at Liberty Hill Rd to look at the bad spot and assess the site. We will not know anything until the representative comes out, then Oxford can come out and we can pave that spot. Then we can amend and add that spot as another spot to pave.

NEW BUSINESS

ATTORNEY - Nothing at this time.

County Manager - Just one update, the Fire tower Rd Tank went out again, our normal company couldn't come out until today, so we called a company called Hammock Wells, they came out and he came out in an hour. We feel like it is an electrical issue, because there aren't any issues anywhere else, we looked at a few things, if it isn't electric, we are going to look into an HVAC system for the computer components. We felt good about this company, and hopefully we will have more answers soon on what the actual problem is with the Tank itself. We aren't doubting it was lightning a couple of times, but we do not believe it was lightning every time. We are looking at a ground field for it that sank down, if not we will hire an electrical contractor.

Commissioner Biddle asked if it was a submersible or turbine well, The County Manager stated that we believe it is a turbine well. Amend the agenda, to vote to recommend a millage rate, not setting the millage rate, but just setting the dates for the proposed millage rate dates. Old millage rate was 8.254, new millage rate will be 9.504, this is what we are proposing and recommending to the Commission, which is an increase of 1.25 mills. **Chairman Coffey** stated so with a homestead property of a fair market value of \$100,000. It would be an estimated increase of \$50.00 a year, **County Manager Weaver** replied, yes sir, and a on homestead property of \$50,000.00 would be an estimated increase of \$25.00 a year. The **County Manager** replied, correct.

Motion was made to approve to amend the agenda by **Commissioner Biddle**, Seconded by **Commissioner Frost**, the vote was unanimous.

Motion to recommend proposed millage rate of 9.504, which is an increase of 1.25 mil from last year, made by **Commissioner Frost**, Seconded by **Commissioner Hoyte**, the vote was unanimous. The school will stay the same as last year. The Public Hearings will take place on Sept. 17th at 10AM and 6PM, and Sept. 24th at 6PM, and a called meeting on the 24th for a final vote to pass the millage rate right after the hearing.

AGENDA ITEMS

FLOST Resolution- 2nd Reading: **Chairman Coffey** read the FLOST resolution for the public and explained again how the FLOST will help our county, he asked if anyone had any questions or concerns, nobody did, he also asked if we had this posted on our website for the public to see, the County Clerk Ms. Bickel replied yes. This will provide relief in the portion of property tax on the county portion of property tax.

FLOST Resolution: Motion to approve the FLOST resolution & send to the Board of Election & they can call for Election and ad to ballot, by **Commissioner Hoyte**, seconded by **Commissioner Frost**. The vote was unanimous.

Travel Policy Rates: Motion to approve the updated rates, made by **Commissioner Douglas**, seconded by **Commissioner Biddle**. The vote was unanimous. The only thing that was changed was mileage, meal rates stayed as we already had.

DFACS Reappointment of Martha Burgamy: Motion to approve made by **Commissioner Biddle**, seconded by **Commissioner Frost**. The vote was unanimous.

County Retirement (Changing from Corebridge to ACCG): Motion to approve made by **Commissioner Hoyte**, seconded by **Commissioner Biddle**. The vote was unanimous.

Cemetery Ordinance-2nd Reading: **Chairman Coffey** read the ordinance; Essentially, we will be able to change actions by policy or resolution by doing the ordinance, no action needed at this time.

Riverbend Fishing Dock Project: Motion to approve putting the project out to bid, made by **Commissioner Biddle**, seconded by **Commissioner Douglas**. The vote was unanimous.

Year End Budget Clean Up Amendment: Motion to approve, made by **Commissioner Frost**, seconded by **Commissioner Biddle**. The vote was unanimous.

DFACS Lease Agreement Yearly Renewal: Motion to approve, made by **Commissioner Hoyte**, seconded by **Commissioner Douglas**. The vote was unanimous.

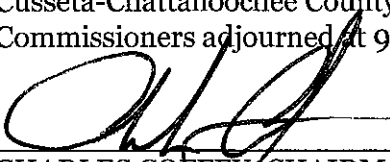
Caselle Payment Portal: Motion to approve, made by **Commissioner Frost**, seconded by **Commissioner Hoyte**. The vote was unanimous.

GEMA Alert System - IPAWS: Motion to approve, made by **Commissioner Biddle**, seconded by **Commissioner Frost**. The vote was unanimous.

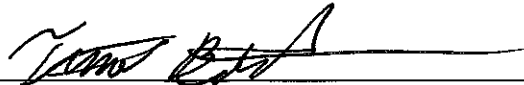
Chairman Coffey asked if there was any need for executive session, there was not. He asked if any of the Commission had comments, **Commissioner Hoyte** wanted to remind the Commission of two upcoming comprehensive planning meetings, one on Sept. 18th at 6pm and the other on Oct. 2nd at 6pm. **Vice Chairman Biddle** wanted to remind the public that the Lower Regional Chattahoochee Transit Authority has expanded to more surrounding counties, and that we are still the county with the lowest participation, so the transit service is out there and available for the public. Thoughts and prayers with the Coleman family, they have lost Ms. Jackie. **Chairman Coffey** stated they have done a lot for the community through the years.

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 9:51 am on Tuesday, Sept 2, 2025.



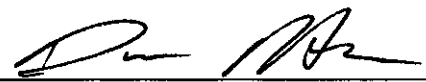
CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER



DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

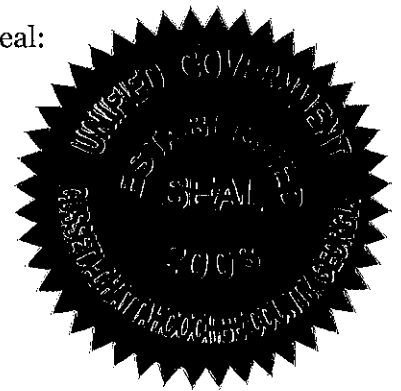
Oct. 7, 2025
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the Sept. 2, 2025, Regular Meeting, was approved via majority vote by the Board of Commissioners in its Oct. 7, 2025, regular meeting.

ATTESTED BY: 

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

Seal:



STATE OF GEORGIA
CHATTAHOOCHEE COUNTY

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY, GEORGIA, IMPOSING A COUNTY ONE PERCENT (1%) SALES AND USE TAX AS AUTHORIZED BY ARTICLE 2b OF CHAPTER 8 OF TITLE 48 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, SPECIFYING THE PURPOSES FOR WHICH THE PROCEEDS OF SUCH TAX ARE TO BE USED; SPECIFYING THE PERIOD OF TIME FOR WHICH SUCH TAX SHALL BE IMPOSED; SPECIFYING THE ALLOCATION OF THE PROCEEDS OF SUCH TAX; AND REQUESTING THE ELECTION SUPERINTENDENT TO CALL AN ELECTION OF THE VOTERS OF CHATTAHOOCHEE COUNTY TO APPROVE THE IMPOSITION OF SUCH SALES AND USE TAX; APPROVING THE FORM OF BALLOT TO BE USED IN SUCH AN ELECTION; AND FOR OTHER PURPOSES.

WHEREAS, Article 2b of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, (the "Act") authorizes the imposition of a sales and use tax of one percent (1.0%) or less designated as a Flexible Local Option Sales Tax (the "FLOST") for the sole purpose of the reducing property taxes levied by the Unified Government of Cusseta-Chattahoochee County (the "UGOCCC"); and

WHEREAS, the UGOCCC has not taken action to opt-out from and is therefore subject to the statewide floating homestead exemption created pursuant to O.C.G.A. § 48-5-44.2; and

WHEREAS, the UGOCCC is a unified government with powers and jurisdiction throughout the territorial limits of Cusseta-Chattahoochee County which has been vested with the governmental and corporate powers, duties and functions previously vested in the City of Cusseta and the County of Chattahoochee, as specifically set forth in the Cusseta-Chattahoochee Charter, Georgia Laws 2004, page 4811; and

WHEREAS, the Board of Commissioners of Cusseta-Chattahoochee County, Georgia (the "Board of Commissioners") has determined that it is in the best interest of the citizens of Cusseta-Chattahoochee County, Georgia (the "County") that a one percent (1%) FLOST be imposed in the County for the purpose of reducing the property taxes levied by the UGOCCC; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Cusseta-Chattahoochee County, Georgia as follows:

- A. Assuming the question of the imposition of a County FLOST is approved by the voters of Chattahoochee County, Georgia in the election hereinafter referred to, the FLOST shall be imposed for the term, purposes, and costs as follows:

1. In order to provide property tax relief in the County, a FLOST in the amount of one percent (1%) on all sales and use taxes in the County is hereby authorized to be levied and collected within the County as provided in the Act.
2. The FLOST is to be imposed for a period of five (5) years.

B. Call for the Election; Ballot Form; Notice.

1. The election Superintendent of Cusseta-Chattahoochee County is hereby requested to call an election in all voting precincts in the County on **the 4th day of November 2025**, for the purpose of submitting to the qualified voters of the County the question set forth in paragraph 2 below.
2. The ballot to be used in the election shall have written or printed thereon substantially the following wording:

() YES	Shall a special one percent (1%) sales and use tax be imposed in the special district of Cusseta-Chattahoochee County for a period of time not to exceed 20 calendar quarters for the purpose of property tax relief in Cusseta-Chattahoochee County, Georgia as provided in Article 2b of Chapter 8 of Title 48 of the Official Code of Georgia.
() NO	
3. It is hereby requested that the election be held by the Election Superintendent of Cusseta-Chattahoochee County in accordance with the election laws for the State of Georgia, including, without limitation, the election laws relating to special elections. It is hereby further requested that the Election Superintendent of Cusseta-Chattahoochee County canvass the returns, declare the results of the election, and certify the results to the Secretary of State and to the State of Revenue Commissioners.
4. The Election Superintendent of the Cusseta-Chattahoochee County is hereby authorized and requested to publish a notice of the election as a required by law in the newspaper in which Sheriff's advertisements for the County are published once a week for four weeks immediately preceding the date of the election. The notice of the election shall be in substantially the form attached hereto as Exhibit "A".

C. The Clerk of the Board of Commissioners is hereby authorized and directed to deliver a copy of the resolution to the Elections Superintendent of Cusseta-Chattahoochee County with a request that the Election Superintendent of Cusseta-Chattahoochee County issue the call for and election.

D. The proper officers and agents of the County are hereby authorized to take any and all further actions as may be required in connection with the imposition of the FLOST.

E. The Resolution shall take effect immediately upon its adoption.

Notice of Election

To The Qualified Voters of Cusseta-Chattahoochee County Georgia

NOTICE IS HEREBY GIVEN that on the 4th day of November, 2025, an election will be held at the regular polling place in all election districts of Cusseta-Chattahoochee County, Georgia ("the County"), at which time there will be submitted to the qualified voters of the county for their determination the question whether a one percent (1%) FLOST will be imposed in the county for the purpose of reducing the property taxes levied by the UGOCCC; and Assuming the question of the imposition of a County FLOST is approved by the voters of Chattahoochee County, Georgia in the election hereinafter referred to, the FLOST shall be imposed for the term, purposes, and costs as follows: In order to provide property tax relief in the County, a FLOST in the amount of one percent (1%) on all sales and use taxes in the County is hereby authorized to be levied and collected within the County as provided in the Act. The FLOST is to be imposed for a period of five (5) years. The ballot to be used in the election shall have written or printed thereon substantially the following wording:

☐ YES

☐ NO

Shall a special one percent (1%) sales and use tax be imposed in the special district of Cusseta-Chattahoochee County for a period of time not to exceed 20 calendar quarters for the purpose of property tax relief in Cusseta-Chattahoochee County, Georgia as provided in Article 2b of Chapter 8 of Title 48 of the Official Code of Georgia.

Voters desiring to vote for a one percent (1%) FLOST for the above stated purposes shall do so by voting **"YES"** and voters desiring to vote against the FLOST for such purposes shall do so by voting **"NO"**.

The voting polls will be open at 7:00 A.M. and close at 7:00 P.M. on the said date fixed for the election and the place of voting will be at the regular place for holding elections shall be in Cusseta-Chattahoochee County, Georgia. Those qualified to vote at the election shall be determined in all respects in accordance with the laws of the State of Georgia.

LISA BICKEL

COUNTY CLERK

SUPERINTENDENT OF ELECTIONS

Call for the Election; Ballot Form; Notice.

The election Superintendent of Cusseta-Chattahoochee County is hereby requested to call an election in all voting precincts in the County on **the 4th day of November 2025**, for the purpose of submitting to the qualified voters of the County the question set forth in paragraph 2 below.

The ballot to be used in the election shall have written or printed thereon substantially the following wording:

☐ YES

☐ NO

Shall a special one percent (1%) sales and use tax be imposed in the special district of Cusseta-Chattahoochee County for a period not to exceed 20 calendar quarters for the purpose of property tax relief in Cusseta-Chattahoochee County, Georgia as provided in Article 2b of Chapter 8 of Title 48 of the Official Code of Georgia.

It is hereby requested that the election be held by the Election Superintendent of Cusseta-Chattahoochee County in accordance with the election laws for the State of Georgia, including, without limitation, the election laws relating to special elections. It is hereby further requested that the Election Superintendent of Cusseta-Chattahoochee County canvass the returns, declare the results of the election, and certify the results to the Secretary of State and to the State of Revenue Commissioners.

The Election Superintendent of the Cusseta-Chattahoochee County is hereby authorized and requested to publish a notice of the election as a required by law in the newspaper in which Sheriff's advertisements for the County are published once a week for three weeks immediately preceding the date of the election. The notice of the election shall be in substantially the form attached hereto as Exhibit "A".

Enacted this 2nd day of Sept, 2025.

BOARD OF COMMISSIONERS FOR THE UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY, GEORGIA

By: [Signature]
Charles Coffey – Chairman

By: [Signature]
Damon Hoyte

By: [Signature]
Tim Biddle – Vice Chairman

By: [Signature]
Jason Frost

By: [Signature]
Gerald Douglas

ATTEST:

[Signature]
County Clerk



State of Georgia
Cusseta-Chattahoochee
County

RESOLUTION AMENDING FY24/25 BUDGET YR AMENDMENTS

WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia ("the Commission") is authorized by the Official Code of Georgia (O.C.G.A. § 36-81-3 (d) (1)) to amend the budget so as to adapt to changing governmental needs during the budget period; and

WHEREAS, the County Manager is requesting to be able to move funds to adjust the following departments on "Exhibit A", for Year End Fiscal Cleanup.

WHEREAS, the funds are already in the approved fiscal year 2024/2025, they just need to be adjusted to the departments in "Exhibit A".

THEREFORE BE IT RESOLVED, the Commission has, via a majority vote, approved the amendment to the Fiscal Year 2024/2025 budget Amended Line Items as approved in the September 2, 2025 regular Commission meeting, in order to clean up the year-end amendments.

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



CHARLES COFFEY, CHAIRMAN

ATTESTED

BY:



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

Seal:



EXHIBIT # A

Account Number	Department	Account Title	Actual	Budget	Delta
100-1565-531210	Court House Building Power	HEAT, LIGHTS & WATER	\$ 32,432.00	\$ 25,000.00	\$ (7,432.41)
100-2150-521307	SUP CT	BOARD OF EQUALIZATION	\$ 2,103.00	\$ 2,000.00	\$ (102.97)
100-2150-531100	SUP CT	OFFICE SUPPLIES	\$ 2,564.00	\$ 1,500.00	\$ (1,063.61)
100-2180-511120	Clerk sup Court	SALARIES-OTHER E. O.	\$ 80,132.00	\$ 66,505.00	\$ (13,627.23)
100-2180-512200	Clerk sup Court	F.I.C.A	\$ 6,519.00	\$ 6,173.00	\$ (345.45)
100-2180-512300	Clerk sup Court	MEDICARE MATCH	\$ 1,525.00	\$ 1,500.00	\$ (24.60)
100-2180-512400	Clerk sup Court	RETIREMENT	\$ 25.00	\$ -	\$ (24.53)
100-2180-512600	Clerk sup Court	UNEMPLOYMENT EXPENSE	\$ 447.00	\$ -	\$ (446.74)
100-2180-521202	Clerk sup Court	SOFTWARE SUPPORT CONTRACTS	\$ 5,792.00	\$ 5,500.00	\$ (292.41)
100-2180-523202	Clerk sup Court	NETWORKING EQUIPMENT	\$ 2,819.00	\$ 500.00	\$ (2,318.86)
100-2180-523500	Clerk sup Court	TRAVEL	\$ 3,113.00	\$ 2,000.00	\$ (1,113.32)
100-2180-523700	Clerk sup Court	CONVENTIONS & SEMINARS	\$ 3,318.00	\$ 1,700.00	\$ (1,618.19)
100-2450-511120	Probate	SALARIES-OTHER E. O.	\$ 63,870.00	\$ 63,000.00	\$ (869.87)
100-2600-521211	juvenile	COURT APPOINTED ATTORNEY	\$ 11,793.00	\$ 5,000.00	\$ (6,793.05)
100-3300-511120	Sheriff	SALARIES-OTHER E.O.	\$ 71,688.00	\$ 71,001.00	\$ (687.88)
100-3915-511100	FTB	SALARIES	\$ 133,430.00	\$ 97,000.00	\$ (36,429.69)
100-3925-511100	EMS	SALARIES	\$ 309,235.00	\$ 275,000.00	\$ (34,235.17)
100-4500-521260	Solid waste	S.WASTE DISPOSAL SERVICE	\$ 322,888.00	\$ 312,000.00	\$ (10,887.52)
100-5500-531210	Conn Serv	HEAT, LIGHTS & WATER	\$ 23,992.00	\$ 20,000.00	\$ (3,992.40)
100-6500-523990	Library	MISCELLANEOUS	\$ 16,756.00	\$ -	\$ (16,755.98)
100-7400-511100	P&Z	SALARIES	\$ 46,275.00	\$ 44,772.00	\$ (1,503.47)
505-4300-521390	Water sewer	WATER ANALYSIS	\$ 22,310.00	\$ 22,000.00	\$ (309.62)

**RESOLUTION REAPPOINTING A MEMBER TO THE DEPARTMENT
OF FAMILY AND CHILDREN SERVICES**

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

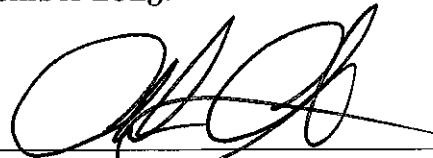
WHEREAS, the Board of the Department of Family and Children Services serves as an important part of the community due to its commitment to the welfare of its residents; and

WHEREAS, Martha Burgamy has asked to serve on the DFACS board for another two-year term; and

WHEREAS, it is the desire of the Board of Commission to reappoint Martha Burgamy to that certain position on the DFACS Board for the term commencing September 2, 2025 and expiring June 30, 2027;

THEREFORE BE IT RESOLVED, that the Commission has approved Martha Burgamy to fulfill that certain term on the DFACS Board.

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



CHARLES COFFEY, CHAIRMAN

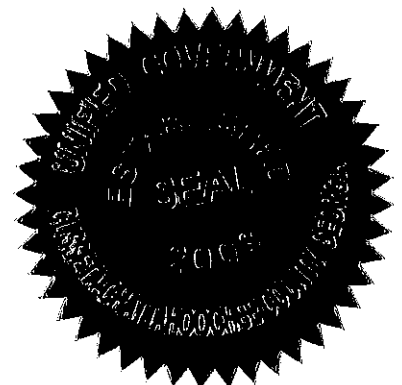
ATTESTED

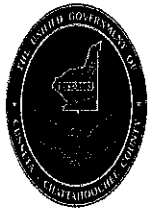
BY:



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

Seal:





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

September 2, 2025 – BOC Regular Meeting

PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE

- | | |
|------------------------|-----------|
| 1. <u>Gwanda Place</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. _____ |



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@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 OF THE MONTHLY WORK SESSION

Sept. 22, 2025

215 McNaughton St.

PRESENT:

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

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, and live streaming on our Facebook page.

SPEAKER:

None

COUNTY MANAGER UPDATES:

County Manager Weaver – Millage Rate Public Hearing will be rescheduled for Oct. 1st at 10am and 6pm, and Oct. 8th at 10am. Advertisement was too short in the paper, and the Dept of Revenue will not accept it, so previous meeting is cancelled on the 24th, however this is why we had to rerun the ad and reschedule the meetings. This will cause us to have more meetings, but it doesn't hurt to have more meetings, than not enough. Water Dept update, Shawn Ellison is in attendance, well #3, has been a headache, major electrical issues, if it hasn't been replaced, there isn't much that is left to be replaced on it. Burgamy Electric has come in and done most of the electrical work on it. Until we get the line vat replaced, we would rather get a window unit for now. The surge suppression system is being produced in Texas right now, and they said in twenty days it will be in and installed and help with a lot of these issues. They are also working on a leak on Hwy 137 as well. They also did five service line leak repairs, and we hired two new guys, and they have been doing well. Public Works update, has completed grading and milling on Steeplechase, and Red Canyon Rd. They did two concrete road patches, our grading crew did well, Terry Crawford did his first job alone on the motor grader and did a great job. No updates for Ms. Lou Beck.

Mordie Askew – Gave update on recreation department. They do have 68 kids participating in soccer. Still waiting on the company to get back with him on the dredging at the river with an update. The rental of the rec center has increased so he is looking at getting more tables and chairs. He is also going to get a movie in the park soon.

Samantha Hedgecock – Gave her update to the commission. There will be a drive through rabies clinic on Oct. 4th at the recycle center. There will also be a breast cancer awareness walk coming up soon, on Oct. 22nd.

Chairman Coffey asked if the code violations were being hand delivered, the **County Manager Weaver** stated that we do try twice to hand deliver, then it goes by mail.

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

Conditional Use Permit Process – Sending it back to the Planning and Zoning Board, there were some questions and some issues with a few requests they had, on substandard lots, and want to be sure what they are asking for and the process for modular versus mobile home. We will have them sent back to us once we know what exactly they are asking. Will keep on work session.

Road Projects – Would like to get the bad spot paved on Liberty Hill Rd and the Riverbend Rd both put out to bid to be paved, put out to bid as agenda item for a vote. The County Manager would like to work with Two Rivers and do the striping afterward. As far as Friendship Rd, just waiting on call any day now from Oxford for a preconstruction meeting.

Cemetery Ordinance – **Chairman Coffey** did the final reading, no action at this time, will be on agenda with any changes for vote. Basically, what this does is give the Commission a way to make changes by resolution.

Riverbend Park Fishing Pier Project – Ran advertisement and held Prebid meeting, only one bid came back, it will be for 80 ft x 10 ft wide dock, it was in the amount of \$90,582.11, by Wahoo Docks out of Lagrange. There are only a few dock places that can work under the Core of Engineers, The County Manager said he is going to ask the Commission to award this one at the meeting, approve pending getting the permitting for the Core of Engineering. This will be a fixed pier. To be a voting item on the agenda.

Storage Building for 215 McNaughton St Project – The County Manager stated this project has become more complex, instead of hiring a contractor, we have become our own contractor, we put the slab out to bid, we put the building out to bid, quotes for the insulation, and quotes for the electrical, with this one he won't be awarding to a specific contractor, he will be asking to spend up to X amount of dollars to complete the project. The County Manager stated he did not get the quotes in time to have the amount ready before the Work Session, but he will have them before the meeting, and again this is for long-term storage for all record keeping and election equipment. Add to agenda for a voting item.

Old City Hall Welcome Center Project – This was put out as a whole project, a lot of the flashing and fascia and roofing has water damage. There is a whole room next to the garage that needs renovated, this will do so, also fix a bathroom, and flooring, and then where the old jail cells were, it turns it into a conference room. If we don't fix it soon, it will only get worse. We put it out to bid, we only received one bid back and it was for \$96,000.00, but that is for everything, new roof, demo out all the old. **Chairman Coffey** asked, so on the right side that was refurbished, that side is good, it is just the left side, The **County Manager** said yes. **Chairman Coffey** asked didn't we spend a lot of money on that? The **County Manager** said yes sir, and that is another reason why I think we need to move on it and not let the other side get worse, I believe it was \$150,000.00 investment on the right side, at a minimum the roof and fascia need to be done regardless. Add to the agenda as a voting item.

Adding Extra Kennels at Dog Pound – Ms. Lou Beck came to the County Manager and asked about doing some additional runs at the pound, the County Manager told her to get some quotes together. He hasn't had time to look at them, but there are some quotes there. It will give them five outdoor runs for more space. Add to the agenda for a voting item.

Declaring Two County Buildings as Surplus to Tear Down – There is a building behind public works on King St, and the Old Fire station on Fire Tower Rd, would like to keep the slab intact on Fire Tower Rd, in case they ever have the need to put a building back on it, add to agenda as voting item.

River Valley Regional Board Reappointment – Rob Marion has expired, will reach out and see if he would like to stay on and be reappointed, if so, we will reappoint at the next meeting, as a voting item.

EXECUTIVE SESSION:

A Motion was made to go into executive session at 9:44 a.m. **Commissioner Frost** made the Motion, seconded by **Commissioner Douglas**. The vote to enter executive session was unanimous.

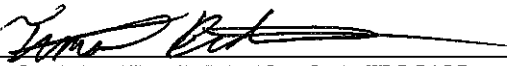
Regular meeting reconvened:

The regular meeting reconvened at 9:53 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.

ADJOURNMENT

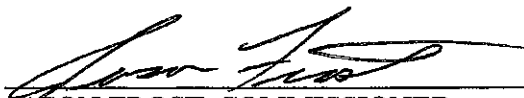
There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Work Session of the Board of Commissioners adjourned at 9:56 am on Monday, Sept. 22, 2025.


CHARLES COFFEY, CHAIRMAN


TIMOTHY BIDDLE, VICE CHAIRMAN


GERALD DOUGLAS, COMMISSIONER


DAMON HOYTE, COMMISSIONER


JASON FROST, COMMISSIONER

Oct. 7, 2025
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Sept. 22, 2025, Work Session, was approved via majority vote by the Board of Commissioners on Oct. 7, 2025, 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

Sept 22, 2025.

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)

X 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.

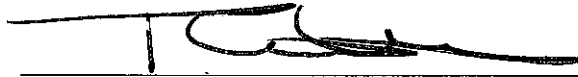
_____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

_____ 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.

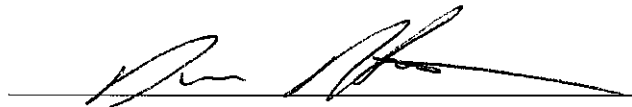
This 22 day of Sept, 2025.



County Manager



County Board Commissioners Chairman



Commissioner

Sworn to and subscribed before me this 22 day of

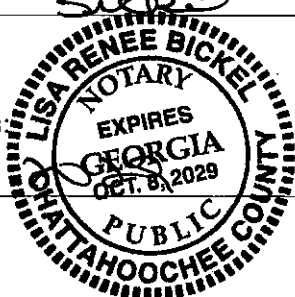
Sept. 2025

Lisa Bickel

Notary Public

My Commission expires

Oct 8, 2029



David O'Connell

Commissioner

Mark

Commissioner

Jason

Commissioner



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

September 22, 2025 – BOC Work Session

PLEASE SIGN IN

So We Can Record Your Attendance

1. <u>Thomas Bickel</u>	21. _____
2. _____	22. _____
3. _____	23. _____
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