



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 MONTHLY MEETING

May 7, 2024

215 McNaughton St.

PRESENT:

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

Thomas Weaver, County Manager
Lisa Bickel, County Clerk

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 APRIL 2, 2024, REGULAR MEETING

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

APPROVAL OF THE APRIL 22, 2024, WORK SESSION MINUTES

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

APPROVAL OF THE EXECUTIVE SESSION MINUTES OF APRIL 22, 2024

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

OPEN FORUM

Bennett O'Donnell is speaking on County Attorney updates; he hasn't received an update from when he came to a previous meeting and is still waiting for a response. He is also concerned about a deputy who was seen out the hall during closed session and it seemed he was trying to listen at the door, while Mr. O'Donnell was in executive session speaking to the Board of Commission. He stated that just because he is a law officer does not mean he is above the law, and that he did not consent to him listening in. He also stated that the deputy's supervisor was with him while he was trying to listen in. Mr. O'Donnell also stated that when he was in the hallway this same deputy was trying to intimidate him and bully him, by making snide remarks and turning his body camera on. Mr. O'Donnell looks forward to the Commissions response and hopes the deputy will face consequences for his actions, and that we can bring in outside law enforcement to investigate.

Chairman Coffey thanked Mr. O'Donnell and informed him that the Attorney did mention that he was sending out a letter, and that we will get with him right after this meeting.

SPEAKER

NEW HORIZONS REPRESENTATIVE Susan Gallagher came to inform the Commission that May is Mental Health Awareness Month, she gave the Commission a packet of information. Karen Rickman came to inform the Commission some changes that their services will provide to the community. The biggest part will be that anyone who has any type of mental health illness is to make sure that they get these services, it is about getting access to care. They want to increase the services they can provide. Over the next three years they will be expanding their services. They are part of the school system already. They have a monthly newsletter they send out as well. **Commissioner Hoyte** stated he serves on this board and that it was also former Commissioner Rosso's favorite board. **Chairman Coffey** asked if we could add the New Horizon information to our county newsletter. The Commission thanked Ms. Gallagher & Ms. Rickman.

OLD BUSINESS

County Manager Thomas Weaver Patterson Rd should be open to the public soon, we will have an inspection today. Ms. Lou Beck did a great job, and we appreciate her hard work.

NEW BUSINESS

County Manager nothing that isn't covered in the agenda already.

PROCLAMATION ENRICHMENT SERVICE CENTER: Motion made by **Commissioner Hoyte** to accept the new fee schedule, seconded by **Commissioner Biddle**. The vote was unanimous.

BOARD OF HEALTH THOMAS WEAVER: Motion made by **Commissioner Biddle** to accept the new fee schedule, seconded by **Commissioner Douglas**. The vote was unanimous.

RESCHEDULE MAY WORK SESSION: Motion made by **Commissioner Biddle** to accept the new fee schedule, seconded by **Commissioner Douglas**. The vote was unanimous.

APPROVAL OF BUDGET CALENDAR: Motion made by **Commissioner Biddle** to accept the new fee schedule, seconded by **Commissioner Douglas**. The vote was unanimous.

RFP FOR SOLID WASTE SERVICES: Motion made by **Commissioner Biddle** to accept the new fee schedule, seconded by **Commissioner Douglas**. The vote was unanimous.

BARGE PRELIMINARY REPORT: Motion made by **Commissioner Hoyte** to accept the new fee schedule, seconded by **Commissioner Biddle**. The vote was unanimous.

EXECUTIVE SESSION:

A Motion was made to go into executive session at 9:27 a.m. **Commissioner Biddle** made the Motion, seconded by **Commissioner Hoyte**. The vote to enter executive session was unanimous.

Regular meeting reconvened:

The regular meeting reconvened at 10:00 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.

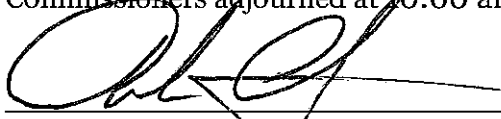
Commissioner Douglas asked about items on the budget, **County Manager Weaver** informed him it was page 31 under the public safety tab. **County Manager Weaver** informed the Commission these are

preliminary requests. **Chairman Coffey** stated he had a concerned citizen who wanted to speak, but that it had to be about an agenda item. He asked the citizen what the topic was, she stated it was just concerns. **Chairman Coffey** is the Commission had objections to the citizen speaking on county concerns the Commission stated no.

Melissa Haymand spoke on her concerns stated that she is referred to as the white woman Melissa Haymand, and that she was brought up in another meeting by name, like she is the CUP police. **Chairman Coffey** stopped Mrs. Haymand and informed her that her concerns can be brought up in the Public Hearing, she then replied well what about a commissioner suing the County, then she went into asking questions about what is the exact date of the Public Hearing date, dues to confusion on a sign. Chairman Coffey informed her the Public Hearing date is May 14th at 6 pm. If she would like to come and be an a speaker on the Work Session however she can.

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 10:00 am on Tuesday, May 7, 2024.



CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER



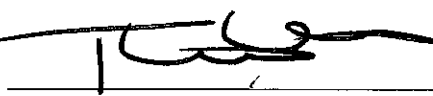
DAMON HOYTE, COMMISSIONER

Absent

JASON FROST, COMMISSIONER

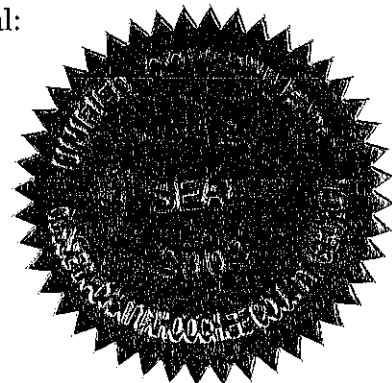
June 4, 2024
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the May 7, 2024, Regular Meeting, was approved via majority vote by the Board of Commissioners in its June 4, 2024 regular meeting.

ATTESTED BY: 

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

Seal:



STATE OF GEORGIA

COUNTY OF Chattahoochee

AFFIDAVIT OF ATENDING MEMBERS

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

1.

The Chattahoochee County Board of commissioners met in a duty advised meeting on May 7, 2024.

2.

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

3.

The executive session was called to order at 9:25 a.m./p.m.

4.

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

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

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

Discussion or voting on

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

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

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

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

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

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

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

✓ Other (describe the exemption to the open meetings law): Legal issues, personnel issues, & legal matters 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 1 day of May, 2024.

Member

[Signature]

County Board Commissioners

[Signature]

Commissioner

Sworn to and subscribed before me this 7th day of May 2024

[Signature]

Commissioner

[Signature]

[Signature]

Commissioner

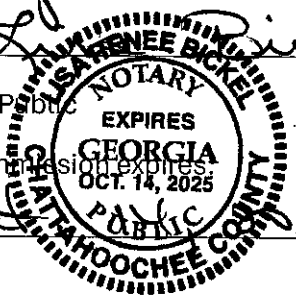
Notary Public

Commissioner

My Commission expires

Commissioner

[Signature]



RESOLUTION APPOINTING A MEMBER TO THE CHATTAHOOCHEE COUNTY BOARD OF HEALTH

WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia (herein after called "Commission") is authorized by State Statute to appoint members to the County Board of Health; and

WHEREAS, Ken Riner's term on the Board expired on December 31, 2023, resulting in a vacancy for that position; and

WHEREAS, Thomas Weaver has been unanimously chosen by the Board of Commission to continue to serve in her current capacity;

THEREFORE BE IT RESOLVED, that the Commission has unanimously approved the appointment of Thomas Weaver to fill the vacancy on the Chattahoochee County Board of Health for that certain term commencing on May 7, 2024 and expiring on December 31, 2026.

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 7th day of May, 2024.



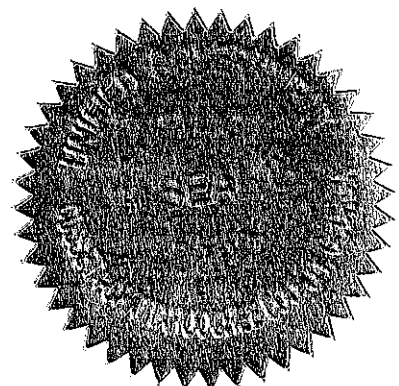
CHARLES COFFEY, CHAIRMAN

ATTESTED

BY: 

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

SEAL:





The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

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Jason Frost

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

MINUTES OF THE PUBLIC HEARING

May 14, 2024

215 McNaughton St.

PRESENT:

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

Thomas Weaver
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.

PUBLIC HEARING – 315 Wells St.

Chairman Coffey we are going to give everyone one last chance to sign in to speak, everyone will be courteous of others. If you aren't you will be asked to stop and if you don't you will be asked to leave. Each person will get ten minutes to speak. Let's not make it personal. **Chairman Coffey** read verbatim the code to conduct a public hearing. The Attorney asked if a representative from planning & zoning was present, **Chairman Coffey** stated no one was there. The Attorney asked if there a recommendation from Planning & Zoning, the Chairman replied no. **Chairman Coffey** stated we wanted to do the Public Hearing the right way, the reason we are going ahead with the Public Hearing is so they do not have to keep waiting on Planning & Zoning, they cancelled the April meeting and the May meeting isn't until the 23rd. **Commissioner Hoyte** has a concern with if they don't go ahead and make a decision for **Mr. Carlos Negron**. **Commissioner Frost** stated that the Commission did agree on a Public Hearing for Mr. Negron, and to assist the community and be fair to everyone who applied for a CUP. However, he doesn't think that they should be making any decisions tonight, until planning & zoning has met to be able to make a judgement first. The Attorney then asked if planning & zoning has ever met on these Cups, **Chairman Coffey** stated they have not made a decision on the following CUPS. Chairman Coffey stated we are trying to accommodate the citizens the best we can, Planning & Zoning met once in March. The Attorney stated not is no report from Planning & Zoning that is to be deemed as approval, but that does mean the Board of Commission can table a decision. **Chairman Coffey** stated then let's proceed with the Hearings.

Chairman Coffey lets begin with Carlos Negron, 315 Wells St., have the letters been sent, has the board been posted, it is currently zoned r1, map & parcel 009-0029, owner would like to put a new mobile home and septic. Mr. Carlos you can approach the podium and will be given 10 minutes to tell us what you are wanting to do.

Carlos Negron moved here in November, his address is 315 Wells St, he has done everything the county is wanting him to do. The only thing he needs to do is the septic tank, he came last month to the Commission

meeting and thought someone was going to call Planning & Zoning. He has done a lot to his 7 acres to clean it up, put up a privacy fence. He has a lot of his neighbors with him tonight if they would like to speak.

Chairman Coffey asked remainder of time, 7 1/2 minutes left.

James Morton most of you should know me, I live at 310 Wells St, I have no problem with Carlos moving in a mobile home, he thinks the Board should be able to let him move this home in, planning & zoning should do something. That's all he has to say.

Terrell Harris, I live at 533 Old Louvale Rd., his suggestion on this matter, he doesn't understand why the Board must wait on planning & zoning, he feels like it is the run around.

Chairman Coffey stated the law currently states the not lawful to be able to put a mobile home on the lot the way it sits in our zoning ordinance, this is the reason for the conditional use permit. Conditions for Carlos Negron would be 1 & 1/3 acre to be surveyed out, have to pass the health dept standards, can't be landlocked. Motion Made by Commissioner Frost, to approve with conditions at the May 28th meeting Seconded by Chairman Coffey. Opposed by Commissioner Hoyte & Commissioner Douglas, Commissioner Biddle Abstained.

Carlos Negron stated if he waits until the May 28th meeting it will put him more behind., Commissioner Frost stated the Commission can't do anything about his perk test and the health dept.

Motion to close the Public Hearing for 315 Wells St. made by **Commissioner Frost**, Seconded by **Commissioner Biddle**, the vote was unanimous.

PUBLIC HEARING-110 Stagecoach St.

Chairman Coffey same rules, guidelines, and conduct, last call for signatures for anyone who would like to speak. We will open the public hearing for 110 Stagecoach Rd., map & parcel 010-022, zoned r1, vacant, proposed use is for a mobile home, it is located in the Ranch subdivision. The ranch subdivision is a manufactured mobile home community is what is written here, some might beg to differ, have the adjacent landowners been notified, and the notice on the board, and ran in the legal organ? **Commissioner Hoyte** responded with yes. This is the same as the other, there is no letter from planning & zoning. At this time, we will go to our speakers.

Commissioner Hoyte resides at 129 Trotters Ridge, he is asking for a Conditional use permit to put a manufactured home on that lot, and if he desires to sell this lot someone else will have the same luxury of a manufactured home on this lot. He is saving the rest of my time for rebuttal. Time left 9.95 Minutes.

Matt McAdams 128 Mustang Dr, this was denied a year ago, we do not understand why this is being brought up again. It has to have specific qualifications. The ranch is zoned r1, it is not a mobile home community. If you remember last time he went and counted the mobile homes last time. Are we empowering our planning & zoning? It doesn't meet the requirements, does the planning & zoning have enough resources available to them, this takes up our time and he has better things to do with my time. If it doesn't meet the requirements of the cup then it should never come to you guys, but again this was voted on last year and denied last year. Everybody there in this subdivision takes care of their homes, working on there yards. 7 Minutes

Thaddius Wilson 108 Mustang Dr have lived there for over twenty years, he is against this CUP, when he first moved here, he was told there would not be anymore mobile homes moved into the neighborhood, if anyone wants to put anything in the neighborhood it should be stick built, that is all he has to say. 1 minute

Melissa Haymond 109 Mustang Dr, same as Matt McAdams, we just did this last year, nothing changed from before, the three neighborhoods are really one neighborhood, farm, ranch and village, we spoke to most every resident they could get in touch with. When she spoke to every neighbor and got the majority of them to sign a petition again and even the surrounding neighbors did not want to see a mobile home there. Some were reluctant to put their names, but most did resign. She would like to see something like neighborhood works to

be able to put affordable housing. We need to fix planning & zoning, and she feels so sympathetic to everyone she thanks Commissioner Coffey & Biddle for everything they have done.

Sheila Wilson 108 Mustang Ct. she has lived here for thirty years, she has a backstory and she doesn't understand why we are asking for another CUP on the same property that was denied a year ago. She came today, a trailer was placed on a lot and we didn't know anything about it until after the fact, there was a public hearing where her husband was verbally assaulted outside the meeting. Commissioner Hoyte was asked to remove the trailer after he was cited by code enforcement and went to court and ordered it to remove it. He destroyed county property by removing the trailer. According to the ACCG handbook a commissioner is a trustee of the people. Mrs. Wilson stated that Commissioner Hoyte put himself first and not the county. She stated Commissioner Hoyte also posted false dates for his public hearing dates to the public. The adjacent owner of 110 Stagecoach is one of the signatures on the petition. He took down mailboxes and almost took down internet when he moved out the first mobile home. Ordinances are put in place for a reason, we don't even have a perk test for that property. She carries the future back and forth to school each day, she tries to tell them to strive for the best each day. It is about what is right or wrong. 42 plus signatures who do not want this mobile home, our commissioners should be held accountable when they do wrong. She stated They do not want your trailer there, he should've stepped down, he should've built a stick-built home.

Tony Haymond 109 Mustang Dr, nothing has changed from a year ago, the circumstances pertaining to the property. This board has heard from many concerned citizens, and after the last time Commissioner Hoyte stated that he would abide by the decision, obviously that hasn't happened and here we go again, litigation is currently pending against the first CUP. How can we rule on this CUP with pending litigation with the other CUP? This has to be costing our county court costs because our county doesn't really have the money to do this, but I hope the board doesn't give up and settle. Mobile homes that do not generate tax revenue that stick-built home would generate, mobile homes go to 4000 or 2000.

Josh Abercrombie 132 Patterson Rd, he loves how the community comes together tonight., The Farm, The Ranch & The Village are separate properties, all of these people said they don't want it there; however, Commissioner Hoyte did say that he would block up the trailer and make it look nice. He does enjoy seeing everyone here at the meeting. **Chairman Coffey** asked Josh Abercrombie if he owned property, Josh stated he did not, he thought he was signing for attendance for himself & his father David Smith.

Sadie Jackson 443 Ga Hwy 26 lived here for 20 years, not the Commissioners problem, but the planning & Zoning issue, it sounds like we need to get with planning & zoning. However, this has caused the community of Cusseta money as well. What can the Commissioners do to make this timelier for the citizens.

Chairman Coffey stated this concludes all the speakers, **Commissioner Hoyte** can use his remainder of time for rebuttal.

Commissioner Hoyte is going to try to address all of the concerns, he isn't going to bring in anything that will bring down property values, he lives in The Farm, the neighboring subdivision. The three neighborhoods are separate, they are not one. The under 5 acres, according to the ordinance, must go through the Board of Commission, all because of an asterisk. He hired a subject matter expert Matt Morefield appraiser. A mobile home would not affect the values negatively. He is applying again because it is his right too.

Motion to close the public hearing for 110 stagecoach rd. made by Commissioner Frost, Seconded by Commissioner Douglas, the vote was unanimous.

Commissioner Frost withdrew motion to wait until the May 28th meeting for Carlos Negrón, Chairman Coffey withdrew his second.

Motion made to approve Carlos Negrón Conditional Use Permit made by **Commissioner Hoyte**, Seconded by **Commissioner Biddle**. The vote was unanimous.

Conditions are minimum of one acre not landlocked, passes health dept. perk test, will also receive a letter from the county saying so.

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

May 7, 2024
Regular Meeting

PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE

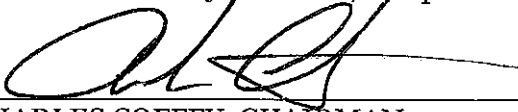
- | | |
|------------------------------|-----------|
| 1. <u>Bennett O'Donnell</u> | 21. _____ |
| 2. <u>Melissa J. Raymond</u> | 22. _____ |
| 3. <u>Arlen Williams</u> | 23. _____ |
| 4. <u>Stan Wickert</u> | 24. _____ |
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| 13. _____ | 33. _____ |
| 14. _____ | 34. _____ |
| 15. _____ | 35. _____ |
| 16. _____ | 36. _____ |
| 17. _____ | 37. _____ |
| 18. _____ | 38. _____ |
| 19. _____ | 39. _____ |
| 20. _____ | 40. _____ |

Motion to table until May 28th Commissioner Hoyte CUP due to the fact that the County is in pending litigation with 110 Stagecoach RD., and that we wait to get a ruling before we make a decision, Second by Commissioner Douglas

Chairman Coffey and the Commission thanked everyone for coming.

ADJOURNMENT

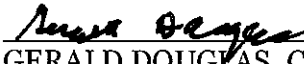
There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Monthly Meeting of the Board of Commissioners adjourned at 7:40 pm on Tuesday, May 14, 2024.



CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER

unable to sign

DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

June 4, 2024
DATE APPROVED

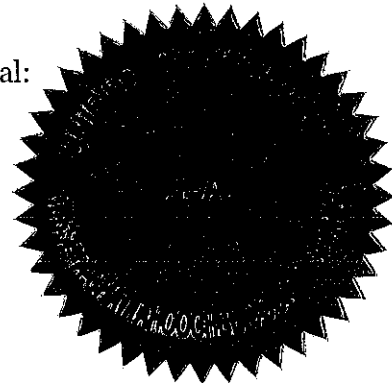
I hereby certify that the foregoing documentation, the Minutes of the May 14, 2024, Public Hearing, was approved via majority vote by the Board of Commissioners in its June 4, 2024 regular meeting.

ATTESTED BY:



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

Seal:





Community Action 60th Anniversary and Community Action Month Proclamation

WHEREAS, Community Action has made essential contributions across this Nation for 60 years, inspiring a spirit of hope, creating opportunities for millions of people to be a part of the American Dream, and improving communities; and

WHEREAS, Community Action remains committed to a nation that creates opportunities for all people to thrive, builds strong, resilient communities, and ensures a more equitable society; and

WHEREAS, Community Action is a robust state and local force connecting people to life-changing services and creating pathways to prosperity in 99% of all American counties; and

WHEREAS, Community Action builds and promotes economic stability as an essential aspect of enabling and enhancing stronger communities and stable homes; and

WHEREAS, Community Action strategies and innovative solutions evolve as the needs of individuals, families, and communities in cities, suburbs, and rural areas change; and

WHEREAS, Community Action is experienced in advancing opportunities by coordinating federal state, local and private resources to achieve results for people and communities; and

WHEREAS, Community Action insists on community participation and involvement ensuring that all sectors of the community have a voice and will be heard; and

WHEREAS, Community Action is recognizing 60 years of innovation, impact, and providing proven results for Americans.

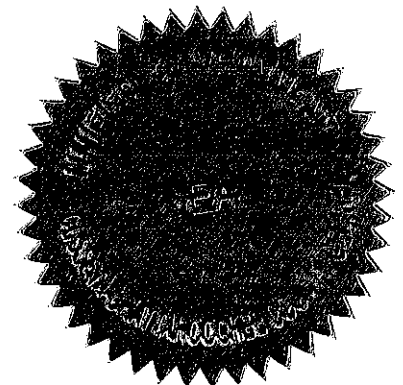
NOW, THEREFORE, I Charles Coffey of Cusseta-Chattahoochee, Georgia, do hereby proclaim May 2024 as Community Action Month in recognition of the hard work and dedication of Enrichment Services Program, Inc., a Community Action Agency.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of Cusseta-Chattahoochee Georgia on this day of 7th of May 2024.

SIGNATURE OF:

Charles Coffey
Chairman, Board of Commission

Seal:



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

May 14, 2024
Budget Work Session I

PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE

Thomas J. Bickel

- | | |
|-----------|-----------|
| 1. _____ | 21. _____ |
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| 20. _____ | 40. _____ |

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

May 14, 2024
110 Stagecoach – Damon Hoyte – Public Hearing

9:30

PLEASE SIGN IN TO SPEAK
SO THAT WE MAY RECORD YOUR ATTENDANCE

- 1. ✓ Matt McAdams 7:00 21. _____
- 2. ✓ THADDEUS WILSON 9:00 22. _____
- 3. ✓ Melissa J. Haymond 2:30 23. _____
- 4. ✓ Sheila M. Wilson 1:30 24. _____
- 5. ✓ Tony Haymond 6:24 25. _____
- 6. ~~Charles R. Noyes~~ CEC 26. _____
- 7. ✓ Joshua Abercrombie 7:27 27. _____
- 8. ~~David Smith~~ CEC 28. _____
- 9. ✓ SANDY JACKSON 7:55 29. _____
- 10. _____ 30. _____
- 11. _____ 31. _____
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The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia

May 14, 2024
315 Wells St – Carlos Negron – Public Hearing

PLEASE SIGN IN TO SPEAK
SO THAT WE MAY RECORD YOUR ATTENDANCE

- | | |
|-----------------------------|-----------|
| ✓ 1. <u>Bas. A. Morton</u> | 21. _____ |
| ✓ 2. <u>Terrell Harris</u> | 22. _____ |
| ✓ 3. <u>Carlos R Negron</u> | 23. _____ |
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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 CALLED BUDGET MEETING

May 14, 2024

215 McNaughton St.

PRESENT:

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

Thomas Weaver, County Manager
Lisa Bickel, County Clerk

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.

BUDGET WORK SESSION I

County Manager will be reducing contract services by 15,000.00, haven't been using Ms. Dunns services as much, so we can lower that. Some of the salaries for elected will get it where we need to be. Solid waste did have to change, we did not use the correct figures, it will be correct on revenue also. We also got the bid packets out, it was sent out to about five companies.

Chairman Coffey stated he was looking at the income and it was showing 450,000. And we projected 719,000.00. **County Manager Weaver** informed the Chairman that some of those are not updated we our actually on board to exceed our projected income. We will see some areas with an increase. **Chairman Coffey** asked if the **County Manager** had a chance to go through the budget amendments, **County Manager** stated anywhere we can use splost funding we need to do that when it comes to maintenance of the buildings. **Chairman Coffey** asked if there were any questions or concerns. **County Manager** stated that it will be balanced and where it needs to be, but if anyone has any questions to please call or email him and he will be glad to answer them.

Motion to adjourn the Budget Work Session I made By Commissioner Frost, Seconded by Commissioner Douglas. The vote was unanimous.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Called Budget Work Session I of the Board of Commissioners adjourned at 6:12 pm on Tuesday, May 14, 2024.



CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER

unable to sign


DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

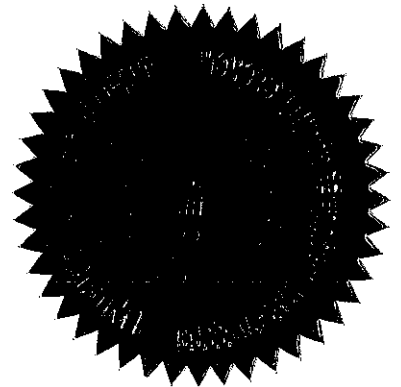
June 4, 2024
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the May 14, 2024, Regular Meeting, was approved via majority vote by the Board of Commissioners in its June 4, 2024 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 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 CALLED BUDGET WORK SESSION II

May 28, 2024

215 McNaughton St.

PRESENT:

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

Thomas Weaver, County Manager
Lisa Bickel, County Clerk

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 except for Commissioner Hoyte, and live streaming on our Facebook page.


BUDGET WORK SESSION II

County Manager Weaver gave line items & salary changes to the Commission. He went over various line items that he felt were unjustifiable, adjustable, or incorrect. **Chairman Coffey** inquired about the supplements that most elected officials have and that the Commission vote to approve every January, **County Manager Weaver** stated he will look into these and see what all supplements each elected official is getting and what it is for. **County Manager Weaver** continued to go over line items for each department that he felt changes needed to be discussed and lowered to get the budget where it will need to be. The Commission agreed that this is a good start and had no questions. **County Manager Weaver** stated some line items for maintenance that are meant for upgrades should be splost or capital budget not regular building maintenance. **County Manager Weaver** stated we still have some more cutting and changes to get balanced or as close to balanced as possible. **The Commission** stated they do not want to see it come out of reserve, but they did tell **County Manager Weaver** good work for his job on the budget so far.

Motion to adjourn the Budget Work Session II made By Commissioner Frost, Seconded by Commissioner Biddle. The vote was unanimous.

ADJOURNMENT


There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Called Budget Work Session II of the Board of Commissioners adjourned at 9:24 am on Monday, May 28, 2024.



CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER

Absent

DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

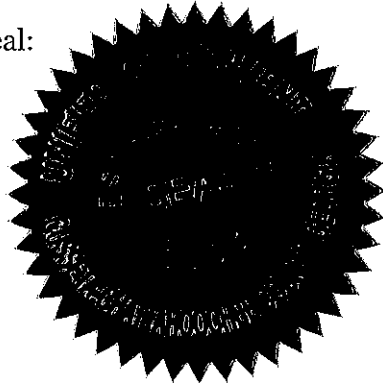
June 4, 2024
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the May 28, 2024, Regular Meeting, was approved via majority vote by the Board of Commissioners in its June 4, 2024 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 admin@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

May 28, 2024

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte-Absent
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 9:24 a.m., with all other Commissioners present, with the exception of Commissioner Hoyte and live streaming on our Facebook page.

SPEAKERS: Melissa Haymond, has three topics to touch base on, first is the ordinances, the 5 acre mobile home rule. Every meeting someone seems to come before the Board with a CUP, and they should be eligible for a stick-built home, she would like for it to be able to go back to the 5-acre rule, no exceptions. Another thing is zoning, The Farm, Ranch, & Village to her are all one neighborhood, what does she have to do as a community to get this to be zoned R3 and as one neighborhood. Her third issue is ethics, she feels when a person is voted be a commissioner and they take an oath that they are held to a higher standard and they should put the community first. She feels she was targeted when she was listed as the “white woman” and when she was called out at another meeting was retaliatory. She would like the Commission to take this to the ethics board and have it investigated. This is her formal request.

Chairman Coffey stated this has brought up a lot of concerns for us to look into, some of those concerns would start with planning and zoning. A request for a change in ordinance starts with Planning and Zoning. He stated we will have to get back to Ms. Haymond on her other issues.

Sheila Wilson – She has addressed the planning and zoning before on the prior issues Ms. Haymond addressed and they keep sending her back to the Commission. She understands the CUP, but the subdivision of The Farm, Ranch, & Village she feels is predominantly stick built homes and should only have stick built homes in the future, not mobile homes. She has always felt welcome everywhere she went, until after the CUP for 110 Stagecoach Rd happened. She has a copy of the new petition of 50 plus residents that she will provide. She would like the commission to reach out to ACCG and have Commissioner Hoyte removed from office for his behavior and malpractice as an elected official.

COUNTY MANAGER UPDATES:

County Manager Weaver - Mobile Home park next door, has a large bill scheduled for shut off tomorrow, almost at \$15,000.00. They do have a deposit going in tomorrow going in to cover the costs, I will give them until Friday morning. It will affect 30 residents; they have carried a large balance for about 12 months. Splashpad is coming along and looks like it will open on schedule. LMIG coming up, 155,000.00 and the

supplemental. The Smith & Patterson Rd area is being worked on. Barge Sewer grant update, letter that needed to be submitted, Ben McGarr was working on the letter of intent, and he will let us know what the next steps are.

Department Head Updates:

Mordie Askew - the Splashpad will be open this upcoming week.

Samantha Hedgecock - June 15th Craft fair & Car Show, 11th Drive thru rabies clinic.

Chris Tymes - Working on Hopper 3, Took off Hopper at Well 1, lightning hit well 3 & 2 air compressors, but it is being fixed.

Lou Beck - FT. Moore will be having a fashion show for pets, IGSA's wash racks are almost ready to be signed. Planning & Zoning meeting Thursday at 6:30. Road signs are missing.

County Manager Weaver informed the Commission that there are cameras now at the recycle now so when vehicles go in and out and if they dump trash they will be prosecuted.

The following items were discussed as to their relevance for appearance on the June 4, 2024, regular meeting agenda:

Budget Amendments- One for Sheriff for Housing of Prisoners and one for E911 for Rysylian mapping, motion to amend the agenda to approve and vote on budget amendments, made by Chairman Coffey Seconded by Commissioner Frost. The vote was unanimous.

Motion to approve the budget amendments for the sheriff dept. & E911 made by Commissioner Biddle seconded by Commissioner Frost. The vote was unanimous.

Arista Insurance Renewal – everything will have locked in rate except for healthcare rate, that did have a 5% increase, add to agenda for voting item.

GA Forestry Annual Agreement – add to agenda for voting item.

Reappointment of Tim Biddle LCRTA – add to agenda for voting item.

Reappointment of Gerald Douglas – add to agenda for voting item.

Commissioner Frost made a motion to table Commissioner Hoyte's CUP for 110 Stagecoach Rd until the June 24th pending litigation, seconded by **Commissioner Biddle**. The vote was unanimous.

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

EXECUTIVE SESSION:

A Motion was made to go into executive session at 10:33 a.m. **Commissioner Frost** made the Motion, seconded by **Commissioner Douglas**. The vote to enter executive session was unanimous.

Regular meeting reconvened:

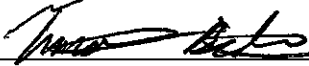
The regular meeting reconvened at 11:10 a.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. Issues discussed were personnel. **Chairman Coffey** stated a citizen brought a concern to him and it was county assets being used outside the county and utilized on personal time, he stated we will look into it. He also asked **County Manager Weaver** if he had heard anything about the asphalt on Hwy 520/280 having to be redone. County Manager Weaver said he had not, but he will look into it.

ADJOURNMENT

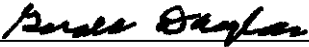
There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Monday Work Session of the Board of Commissioners adjourned at 11:16 am on Monday, May 28, 2024.



CHARLES COFFEY, CHAIRMAN



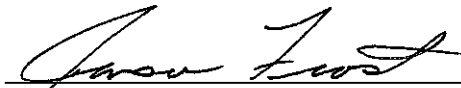
TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER

unable to sign

DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

June 4 2024
DATE APPROVED

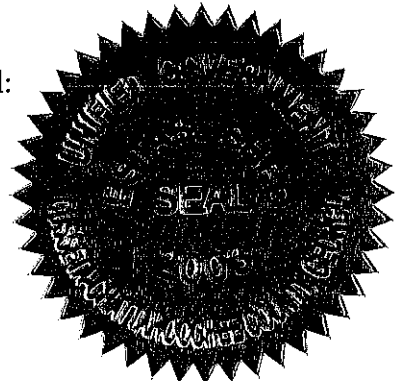
I hereby certify that the foregoing documentation, the Minutes of the May 28, 2024, Work Session, was approved via majority vote by the Board of Commissioners in its June 4, 2024, regular meeting.

ATTESTED BY:



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

Seal:



STATE OF GEORGIA

COUNTY OF Chattahoochee

AFFIDAVIT OF ATENDING MEMBERS

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

1.

The Chattahoochee County Board of commissioners met in a duty advised meeting on May 28, 2024.

2.

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

3.

The executive session was called to order at 10:17 (a.m) /p.m.

4.

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

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

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

_____ Discussion or voting on

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

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

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

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

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

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

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

2 Other (describe the exemption to the open meetings law): PERSONNEL

_____ as provided in (insert the citation to the legal authority exempting the topic) _____

5.

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

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

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

6.

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

This 29 day of May, 2024.

Member

[Signature]

County Board Commissioners

Commissioner

[Signature]

Commissioner

[Signature]

Commissioner

[Signature]

Commissioner

Sworn to and subscribed before me this 29 day of

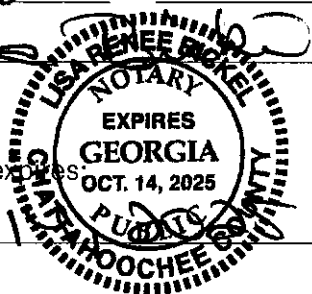
May 2024

[Signature]

Notary Public

My Commission expires

Oct. 1



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

May 28, 2024

**PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE**

- | | |
|------------------------------|-----------|
| 1. <u>Melissa J. Haymond</u> | 21. _____ |
| 2. <u>Sheila M Wilson</u> | 22. _____ |
| 3. <u>Joshua Abercrombie</u> | 23. _____ |
| 4. <u>David Smith</u> | 24. _____ |
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