



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

Aug. 4, 2026

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas-Absent
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 JULY 7, 2026, REGULAR MEETING & BUDGET HEARING I

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

APPROVAL OF THE JULY 7, 2026, 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 JULY 27, 2026, 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 JULY 27, 2026, 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 ON AGENDA- There were residents in the audience that stated they were there to speak on agenda items; however Ms. Dotson stated hers was an agenda item.

Kendra Dotson who resides on McNaughton St., stated she had a conditional use permit at Osteen St. already put in prior to the moratorium; however she still received a letter from Ms. Samantha saying she could not go forward with her application, **Commissioner Frost** stated if anyone had a fully completed application prior to the moratorium, they would be exempt from the moratorium and still be able to move forward with their conditional use permit process. He asked her to bring the letter and completed application to the County Manager showing the dates. **Commissioner Frost** also stated we're stopping or pausing I'm sorry, I'm not where we're stopping and pausing is anything new that's coming in that was after the date of when we decided to put the moratorium into effect. So if you've got that information, please bring it to us. You can bring it to the county manager and staff, and we can work with you on that. This is not anything to try to keep somebody that wasn't already in process. It's what's going forward and how do we fix the problems. Or I won't say problems. But the gaps and things that we see that have caused this county a lot of, uh, angst, it's caused this county a lot of money and attorney fees from lawsuits and everything else. Ms. Dotson stated she would. There were a few residents in the audience who wanted to express a few concerns, one was Keysha Jones, who asked how many days it requires to be a speaker on the agenda, to which **Chairman Coffey** and the County Manager replied it is ten days, Ms. Jones stated she read on a website that it was seven days, however it was not our website that it said this. **Commissioner Hoyte** asked since they were all here can they be allowed to speak, **Chairman Coffey** then asked **Commissioner Hoyte** if he orchestrated the whole thing, **Commissioner Frost** then stated that he saw **Commissioner Hoyte** nod to multiple people in the audience, and this feels like a setup, and he was going to say no, audience members continued to get loud. **Chairman Coffey** stated if order would not be maintained people would be asked to leave.

Motion to go into recess made by **Commissioner Biddle**, Seconded by **Commissioner Frost**. The vote was unanimous. The time was 6:11 PM.

Motion to resume meeting made by **Commissioner Frost**, Seconded by **Commissioner Biddle**. The vote was unanimous. The time was 6:20 PM.

Chairman Coffey stated his role as Chairman is to keep order at the meeting, and he is sorry if he comes off strong, but he is just trying to enforce the rules and standards as our forefathers before us. **Commissioner Frost** asked if one more person could speak, to which the Commission had no objection.

Latrice Brown and has property at 111 Swanson, 113 Church Street, 115 Church Street. Okay. Um, my issue, first issue is I feel like we're being deceived by our board here and my county manager.

I feel like, um, what I was told, what I've seen on the, on the video and stuff about the freezing of the mobile homes, I feel like— and everybody's entitled to their opinion, but to make a decision on something or vote on something that wasn't on your agenda, or without notifying the community before a vote to go forward, to give us a chance to voice our opinion, to hear from us how we felt about you voting you all to make these decisions for our county, for us to go by, that maybe you should have put in a paper like y'all had requested I put in the paper. Y'all make all these arrangements and they're really backwards because I went to the planning and zoning meeting and we had 5 candidates, I believe it was, and my county manager— our county manager sat over there and he heard the potential candidates that needed to put in or know what procedure to go by. I have spoken with you back here and Mr. Thomas knows what I was trying to do. I have gotten paper notarized. I have bought the property. I have gotten the septic tank done. I have put all this money into it for my constituents, my board, to freeze on something that I'm in the process of getting done.

Whether or not the application was in, it has been notarized by the water department for me to start the process and do everything. That's why I came here and went to the planning zone and said, this is backwards for you to put all this in faith for us to do all these things instead of coming before to ask for permission from you to do these things before we put our hard-earned money into doing something and then get up here and it's a cease. Now, I have had two hard deaths in the last 8 months and as of right now, I own a mobile home that I must get off the property because the other person owns the property at the day. So the only place I have is right here in Chattahoochee County where I've been, um, let's say about, what, 28 years? Y'all set the guidelines, maybe, but we are the ones that you there to help make the guidelines work for both of us, or the community and us, the people that's been here all their life. We don't just go out here and spend hard-earned money. That's money I could have fed. I have a disabled child. I don't have money. Let's look at everyone that has been on the planning and zoning agenda for this year to see where they at and give them a call. Look, we're planning on doing this. If you don't have this application within 15, 30 days, then we're going to end up freezing because we're going to have a cease on this. I just put all this money— isn't anybody going to give me my money back. What did I get? I want to just go and try to get my money back? No, no. What is all that? We are supposed to be working together. You're supposed to be working for us. For us. You must not just make a judgment. You are talking about the county. **Commissioner Frost** tried to explain to Ms. Brown that this is why they are doing the ordinance changes which will have the public hearings, so they can fix things and make things easier for the public and when they have the public hearings they can come and express their concerns and put in their input. **Chairman Coffey** also stated that the moratorium is temporary and is not to hurt the citizens, it is only so they can have time to fix the issues at hand.

OLD BUSINESS

ATTORNEY – Nothing other than he still needs to get with the County Manager on the old Masonic Lodge on McNaughton St. for Blight, he also wanted to note they had finished up on the purchase on the Broad St property.

County Manager - The only other old business is that we will be ending our contract with the FT Benning Stray Facility on August 7th.

NEW BUSINESS

ATTORNEY - I also forgot to speak with you earlier about this, Thomas, is that on the Rails for Trails project, I did have a conversation with, uh, the attorney who had been very much involved in this, about what they did down in Albany. He led me to question whether it was true that we had to create a 501 to be the sponsor of that project or not. And so I need to investigate that and then follow back up with folks at RVRC and other parties concerned. But that is in my court to push along. Because that's, that's the holdup currently, is just, uh, who will be the sponsor of the project, whether it does have to be a charitable organization or not.

County Manager - GFL is going up again on garbage rates, so we will need to look into either revisiting the contract and putting out to rebid to another company, or taking back in-house, put-on August Work Session for discussion.

AGENDA ITEMS

Attorney Rate Increase: Motion to approve, **Commissioner Frost**, seconded by **Commissioner Biddle**. **Commissioner Hoyte** abstained, **Commissioner Douglas** was absent, **Chairman Coffey** voted yay. The vote passed.

Open a Bank account for FLOST: Motion to approve made by **Commissioner Biddle**, seconded by **Commissioner Hoyte**. The vote passed.

Reappoint a member to the DBHDD: Motion to table until Work Session made by **Commissioner Frost**, seconded by **Commissioner Biddle**. The vote was unanimous. **Commissioner Hoyte** will have more information on this item for the next Work Session, then we can appoint a member, or know who we are able to appoint.

Letter of permission for Tax Commissioner to open account with Peoples Bank of GA: Motion to table made by **Commissioner Frost**, seconded by **Commissioner Biddle**. The vote was unanimous.

Appoint Jay Sigal to Planning & Zoning (To Replace Brent Ingersoll): Motion to approve made by **Commissioner Frost**, seconded by **Commissioner Biddle**. **Commissioner Hoyte** opposed. **Chairman Coffey** voted yay. **Commissioner Douglas** was absent. The vote passed. **Commissioner Hoyte** stated that Ms. Latrese Brown turned in an application back in May and she should've been considered before Mr. Sigal, **Chairman Coffey** stated that would be conflict due to all the CUP applications she has out, Ms. Brown asked couldn't she just sit out on votes on hers, the Commission said yes, however Mr. Sigal came to him directly and expressed his interest on wanting to be on the Planning & Zoning Board, therefore that is why he recommended Mr. Sigal.

Modify Moratorium to include MHU1 property direct swap of MH: Motion to approve made by **Commissioner Frost**, seconded by **Commissioner Biddle**. **Commissioner Hoyte** voted against it. **Commissioner Douglas** was absent, therefore **Chairman Coffey** voted yay. The vote passed.

Executive Session:

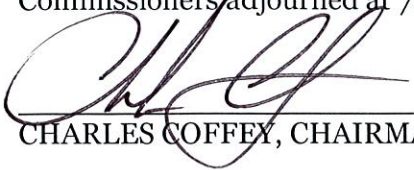
A Motion was made to go into executive session at 7:24 p.m. **Commissioner Hoyte** made the Motion, seconded by **Commissioner Biddle**. The vote to enter executive session was unanimous.

Regular meeting reconvened:

The regular meeting reconvened at 7:49 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. The 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 7:51 pm on Tuesday, Aug. 4, 2026.



CHARLES COFFEY, CHAIRMAN

unable to sign

TIMOTHY BIDDLE, VICE CHAIRMAN

Absent

GERALD DOUGLAS, COMMISSIONER



DAMON HOYTE, COMMISSIONER

unable to sign

JASON FROST, COMMISSIONER

August 4, 2026
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Aug. 4, 2026, Regular Meeting, was approved via majority vote by the Board of Commissioners in its Sept. 1, 2026, regular meeting.

ATTESTED BY:



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

Seal:



RESOLUTION APPOINTING A MEMBER TO THE CUSSETA- CHATTAHOOCHEE COUNTY PLANNING 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 Planning Commission; and

WHEREAS, Brent Ingersoll was previously appointed to serve on the Planning & Zoning Commission for a term expiring on December 31, 2026; and

WHEREAS, Brent Ingersoll resigned from the Planning & Zoning Commission, leaving a vacancy;

WHEREAS, it is the desire of the Commission to appoint Jay Sigal to fill the vacancy on the Planning & Zoning Commission;

THEREFORE BE IT RESOLVED, that the Commission has unanimously approved the immediate appointment of Jay Sigal to the Cusseta-Chattahoochee County Planning Commission for that certain term which expires on December 31, 2026.

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 4th day of August, 2026.



CHARLES COFFEY, CHAIRMAN

ATTESTED

BY:



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

Seal:



RESOLUTION NO. 332

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY FOR THE PURPOSE OF EXPANDING AN EXISTING TEMPORARY EMERGENCY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR CONDITIONAL USE PERMITS REGARDING PLACEMENT OF MANUFACTURED HOMES IN PROPERTIES IN ZONING DISTRICTS OTHER THAN MHU-1 (MANUFACTURED HOUSING UNIT PARK)

WHEREAS, pursuant to Paragraph IV of Section II of Article IX of the Georgia Constitution and Chapter 66 of Title 36 of the Official Code of Georgia Annotated (O.C.G.A. § 36-66-1 et seq.), the Unified Government of Cusseta-Chattahoochee County (the “UGOCCC”) as the governing authority of Cusseta-Chattahoochee County (the “County”) may exercise the powers of planning and zoning within the County;

WHEREAS, local governments in the State of Georgia may impose moratoria on zoning decisions, building permits, and other development approvals when in the public interest (*See Taylor v. Shetzen*, 212 Ga. 101 (1955); *Lawson v. Macon*, 214 Ga. 278 (1958); *City of Roswell, et al v. Outdoor Systems, Inc.*, 274 Ga. 130 (2001));

WHEREAS, Georgia courts have taken judicial notice of a local government’s inherent ability to impose moratoria on an emergency basis;

WHEREAS, the Zoning Ordinance of Cusseta-Chattahoochee County, Georgia currently provides that manufactured homes may only be placed on properties zoned MHU-1 or, subject to issuance of a conditional use permit, on properties zoned R-R, R-1, and R-3;

WHEREAS, the UGOCCC has seen a marked increase in the number of applications for conditional use permits for placement of manufactured homes within the County;

WHEREAS, the number of applications, as well as litigation arising from some applications, has proven to be a strain on the UGOCCC’s resources;

WHEREAS, the Board of Commissioners has determined that the public would benefit districts on which manufactured homes might be placed without condition (subject to all other applicable local, state, and federal laws) and limiting the requirement for a conditional use permit for placement of a manufactured home to specific zoning districts;

WHEREAS, the UGOCC has contracted with the River Valley Regional Commission (“RVRC”) to assist in revising and redrafting the Zoning Ordinance in order to provide for appropriate regulations and ordinances to accomplish these purposes;

WHEREAS, the Board of Commissioners desires to temporarily delay any further placement or development of manufactured homes within the County until the Board of Commissioners has received the recommendation of the RVRC and considered its recommended revisions to the Zoning Ordinance;

WHEREAS, the Board of Commissioners had previously determined it to be in the best interest of the County to place a moratorium on the acceptance of applications for conditional use permits regarding placement of manufactured homes in properties in zoning districts other than MHU-1 (Manufactured Housing Unit Park), and did vote to impose such a moratorium at a scheduled meeting of the Board of Commissioners on July 7, 2026;

WHEREAS, the Board of Commissioners now further determines it to be in the best interest of the County to expand the previously adopted moratorium to also apply to the placement of new manufactured homes in MHU-1 zoning districts except where a new manufactured home is replacing an existing manufactured home;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Unified Government of Cusseta-Chattahoochee County hereby expands the previously adopted temporary emergency moratorium as follows:

1. This moratorium is enacted for temporary and emergency purposes only, shall become effective immediately, and shall continue in existence for a total of 180 days from July 7, 2026, until it is repealed, until an additional moratorium is approved by the Board of Commissioners following a public hearing, or until a new ordinance addressing placement of manufactured homes is adopted, whichever occurs first;
2. Neither the UGOCCC nor any of its staff or departments shall accept any new applications for conditional use permits, building permits, land disturbance permits, or any other approvals, or permits in connection with manufactured homes in any zoning district while the temporary emergency moratorium is in place, provided that such permits and approvals shall be permitted for the placement of a

manufactured home in an MHU-1 zoning district that is replacing an existing manufactured home in such district;

3. This moratorium shall not affect or apply to applications for conditional use permits received by the UGOCCC before the imposition of the moratorium;
4. No action taken by any person or entity during this temporary emergency moratorium shall serve to vest any rights.

SO RESOLVED by the Board of Commissioners of the Unified Government of Cusseta-Chattahoochee County this August 4, 2026.



By: 
Chairman, Board of Commissioners for the UGOCCC

Attest: 
Clerk

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

Aug. 4, 2024.

2.

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

3.

The executive session was called to order at 1:24 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): 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 4 day of August, 2026.



County Manager



County Board Commissioners Chairman



Commissioner



Commissioner

Sworn to and subscribed before me this 4 day of

August 2026
Lisa

Notary Public

My Commission expires

Oct



Commissioner

Commissioner



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

Aug. 4, 2026 – BOC Regular Meeting

PLEASE SIGN IN

So we can record your attendance

- | | |
|------------------------------|-----------|
| 1. <u>Christine Richards</u> | 21. _____ |
| 2. <u>Christy Hunter</u> | 22. _____ |
| 3. <u>Mr. Sloan</u> | 23. _____ |
| 4. <u>Shawn Spruy</u> | 24. _____ |
| 5. <u>Keshia Jones</u> | 25. _____ |
| 6. <u>Kendra Dotsun</u> | 26. _____ |
| 7. <u>Diane Robinson</u> | 27. _____ |
| 8. <u>Angelica Harris</u> | 28. _____ |
| 9. <u>Lashae Brown</u> | 29. _____ |
| 10. <u>Monica</u> | 30. _____ |
| 11. <u>Isen Spruy</u> | 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
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Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

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

MINUTES OF THE MONTHLY WORK SESSION

Aug. 24, 2026

215 McNaughton St.

PRESENT:

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

Lisa Bickel, County Clerk
Thomas Weaver, County Manager

Chairman Coffey called the Called Meeting and 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 Hoyte Via Phone and live streaming on our Facebook page.

SPEAKER:

NONE

COUNTY MANAGER UPDATES:

County Manager Weaver – Gave all dept head updates and then read each ordinance update with the Commission one by one, the attachment will be with the minutes. Some of the updates included a rezone and conditional use hearing that will be at our next meeting on Sept. 1st. The County Manager also informed the Commission that we are waiting for Mr. Alan & the school for a few numbers item to start our mileage rate process, however ours should remain the same, and we should only have to run our ad for a week. However next year we might be looking at an increase. The trail review this past week was interesting, they are doing some research on a few different species before we can move forward, he will keep the Commission posted, some of the study included the hog more snake, two different plants, a special beetle, and we have to wait until March for when the trillium blooms, to see if it is in this location. Mordie did give his own update for the rec dept, football season is over, we did not have enough kids sign up, but soccer has had a big uptick, movie night in the park will be in October, he will take the seniors to Lagrange and Newnan. The County Manager wanted to explain on some of code enforcement and false statements on Facebook, we don't want people just saying "Oh they cited me over a wagon wheel" so what the county would like to do is have a packet ready at the office and if anyone would like to see what someone got cited for, they will be more than welcome to see what they actually got cited for. Code enforcement has been going out all over town, they started on Broad St, and all of the side streets trying to get areas cleaned up. The public Works dept, has replaced all the curb at riverbend park, doing it in house has saved the county \$20,000, instead of hiring a contractor. We also have a job vacancy, a mechanic, the hourly rate is \$20.00, we have put our operator back on Patterson Rd. However the turbo has gone out on the motor grader and John Deere must come to calibrate it once it is replaced. The shoulder seeding is complete; however they will tear it back up to reseed and hydroseed. We also attended a

resurfacing meeting for GA Hwy 26; Oxford has a lot of projects for our area coming up. The Round About is up and going, there is still construction going, but the actual traffic pattern of the roundabout is there. There haven't been any official reported accidents from GDOT, that we have been told. The County Manager then went through each of the ordinance changes one by one with the Commission, they also had discussions about having a town hall just for this purpose.

The following items were discussed as to their relevance for appearance on Sept. 1, 2026, regular meeting agenda:

Reappointing a Member to the DBHDD- Appoint the County Manager until possibly the new year or the meeting if maybe we might can speak to one of the newly elected Commissioners to see if they would like to be appointed.-Add to agenda as voting item.

Garbage Rate Increase – GFL is adding another \$2.00 increase to the monthly pickup for residential starting October, Add to agenda for further Discussion.

IDA updated Bylaws – They updated a few items to be more modern, and wanted to officially have with our minutes, some changes were that they staggered terms, and the meetings changed to quarterly now. No need to add to the agenda. This is more of an update and minute's purpose.

EXECUTIVE SESSION:

A Motion was made to go into executive session at 11:19 a.m. **Commissioner Frost** made the Motion, seconded by **Commissioner Biddle**. The vote to enter executive session was unanimous.

Regular meeting reconvened:

The regular meeting reconvened at 12:05 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. The subjects discussed were personnel and legal, and real estate.

Vice Chairman Biddle stated he will possibly be out for a while, that he is having surgery on Tuesday. **Commissioner Douglas** asked for the status of the Ft/ Benning stray Facility, and the County Manager informed him that we had been officially done with our contract since Aug. 7th. **Chairman Coffey** asked about the status on audits, County Manager Weaver stated we are moving along smoothly and should be done any day now, and ready to move onto the next.

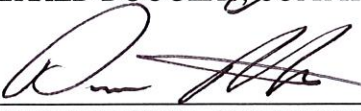
ADJOURNMENT

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 & Budget Hearing of the Board of Commissioners adjourned at 12:09 pm on Monday, Aug. 24, 2026.


CHARLES COFFEY, CHAIRMAN

unable to sign
TIMOTHY BIDDLE, VICE CHAIRMAN


GERALD DOUGLAS, COMMISSIONER


DAMON HOYTE, COMMISSIONER

unable to sign
JASON FROST, COMMISSIONER

Sept. 1, 2026
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Aug. 24, 2026, Work Session, was approved via majority vote by the Board of Commissioners on . 1, 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

Aug 24, 2026.

2.

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

3.

The executive session was called to order at 11:19 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): personnel is real
estate 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.

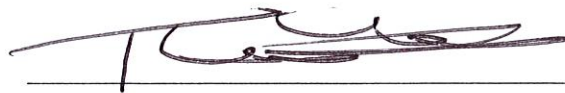
____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

____ 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 24 day of August, 2026.



County Manager

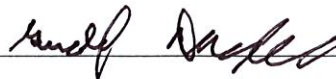


County Board Commissioners Chairman



Commissioner

Sworn to and subscribed before me this 24 day of



Commissioner

August 2026
Lise

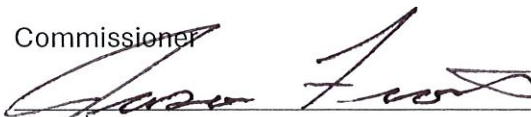
Notary Public

My Commission expires Oct. 8, 2029

Oct.



Commissioner



Commissioner

1. Changing the Zoning permitted uses

Change the permitted uses to allow manufactured homes in RR/Rural Residential Zoning 5 acre minimum and A1/ Agricultural zoned property. No CUP required.

2. Eliminate the CUP for mobile homes

Take the Conditional Use Permit (CUP) option from RR, R1, R3. Manufactured homes would only be allowed in RR and A1.

3. Create/add MHU2 Zoning to our allowable zoning. Minimum lot size 1 acre, 5 lot minimum to create. **(Help needed with all the technicalities)**

MHU-2 Manufactured Home Unit District—Subdivisions: The objective of this district is to provide areas within the county for placement of manufactured housing units in concentrated locations and for proper management of land development. The district shall permit subdivisions designed for the placement of manufactured housing units and single-family residences.

4. Clarify RV/Camper living: No permanent establishment allowed, except in A1 district with 10 acres minimum. Allowed up to 6 months with a permit while building a new primary residence.

5. Shipping Container Homes, not allowed except A1 with 10 acres, must meet full building code and have all required building permits.

6. Change the minimum lot size for A1 from 20 to 10 acres.

7. Add in the "Reserved" section 11.10.1,2,and 3Ordinance 2021-2

8. Clarify, 2 Accessory Buildings allowed residential lots one acre or less. 1 additional Accessory building per additional 5 acres on residential lots.

BYLAWS
CUSSETA-CHATTAHOOCHEE COUNTY, GEORGIA
INDUSTRIAL DEVELOPMENT AUTHORITY

ARTICLE I

Public Purpose

1.1 The Authority is created for the public purpose of promoting and expanding business, industry and trade in Cusseta-Chattahoochee County, Georgia to provide increased employment for the citizens living within the jurisdiction of the Authority. The Authority shall be deemed to be an instrumentality of the State of Georgia and a public corporation, and by that name, style and title may contract and be contracted with, sue and be sued, plead and be impleaded, and complain and defend in all courts of law and equity. To this end, the defined purpose shall be for developing and promoting the public good and welfare of Cusseta-Chattahoochee County and its inhabitants and shall be liberally construed to affect the purposes hereof.

ARTICLE II

Members of the Board of Directors

2.1. **Management, Number and Qualifications.**

- 2.1.a. The property affairs and business of the Cusseta-Chattahoochee County Industrial Development Authority shall be managed by a Board of Directors consisting of five (5) members appointed by the Board of Commissioners for Unified Government of Cusseta-Chattahoochee County (UGOCCC).
- 2.1.b. The qualifications of the Directors shall be that each must be a full-time resident of Cusseta-Chattahoochee County.
- 2.1.c. No member of the governing authority of UGOCCC shall be eligible to serve as a member of said Authority.
- 2.1.c. The members of the Authority shall receive no compensation for their service with the Authority.
- 2.1.e. The Authority is empowered to elect its own Chairman, Vice Chairman, Secretary, and Treasurer.

2.2. **Term.** Each member of the Board of Directors shall serve a five (5) year term, with terms staggered. Appointments for filling an unexpired term shall be made for the balance of that term so that terms will always be staggered.

- 2.2.a. If a Director has two (2) unexcused absences from meetings during any twelve-month period, the Board may deem that position vacated and submit a recommendation to the UGOCCC Board of Commissioners to make another appointment.
- 2.2.b. Each Director shall serve his/her term and continue to serve as a member of the Board until his/her successor is chosen and qualified.
- 2.2.c. In the event of the death or resignation of a Director, his/her successor shall be duly appointed for the unexpired portion of the term by the UGOCCC Board of Commissioners.
- 2.2.d. All Directors must attend all state-mandated training for development authorities and must comply with annual continuing education requirements. Non-compliance shall be cause for dismissal from the board.

ARTICLE III

Meetings

- 3.1 **Regular Meetings.** Regular meetings of the Industrial Development Authority shall be held at least quarterly at such places as may from time to time be fixed by resolution of the Authority (or other minimum number of times as from time to time may be provided by law). If the time and place of such regular meetings are changed, the Chairman shall give notice of the time and place of such meeting in the same manner as hereafter specified for giving notice of special meetings.
- 3.1.a. All requirements of the Open Meetings Act, O.C.G.A. Section 50-14-1 et seq, shall be complied with, including the requirements governing public attendance at meetings, "due notice" of meetings to the public, public posting of the agenda before meetings, public posting of a summary of actions taken after meetings, and public access to approved minutes of meetings.
- 3.1.b. The Open Records Act, O.C.G.A. Section 50-18-70 et seq provides that all public records of an agency are open unless they are exempted by some specific exclusion. All requirements of the Open Records Act shall be complied with, including the requirements governing deadlines for providing public access to documents.
- 3.2. **Rules of Procedure.** The latest edition of Robert's Rules of Order shall govern all the meetings of the Cusseta-Chattahoochee County Industrial Development Authority, including all committee and sub-committee meetings, in all cases to which they are applicable and in which they are not inconsistent with the By-laws of said Authority.
- 3.3. **Special Meetings.** The Chairman, Vice-Chairman or any two (2) Directors may call a special meeting. The membership of the Board of Directors may be notified of special meetings by telephone, in person, by mail, or by email, and such notice shall be given at least forty-eight (48) hours prior to the time of the meeting. Public notification shall follow the Open Meetings Act requirements.
- 3.4. **Quorum.** A majority of the Directors (3 of 5) at a meeting duly assembled shall constitute a quorum, but no action may be taken by the board without the affirmative vote of a majority of the full membership of the Board. If at any meeting of the Authority there shall be less than a quorum, a majority of those present may adjourn the meeting without further notice, until a quorum or such larger applicable number shall have been obtained. The Chairman shall be a voting member of the Authority for purposes of establishing a quorum or conducting the business of the Authority.

ARTICLE IV

Officers

4.1. **Officers.** The Directors shall elect a Chairman, Vice-Chairman, and Secretary, and may elect a Treasurer if needed.

4.2. **Officer Duties.**

4.2.a. **Chairman.** Presides over Authority meetings and is directly responsible for the organizational operation. He/she will appoint committees, including the Chairman of the committee unless otherwise provided, and he/she will be the appointed spokesperson for the Authority.

4.2.b. **Vice-Chairman.** Exercises the powers and duties of the Chairman in his/her absence.

4.2.c. **Secretary.** Keeps the official records of the Authority, prepares meeting agendas and meeting minutes, prepares and carries on correspondence, and maintains a record of the property of the Authority.

4.2.d. **Treasurer.** Maintains the financial records of the Authority, serves as custodian of all funds, countersigns all checks for disbursing said funds as provided for in a duly adopted budget or as directed and approved by the majority of the Board of Directors, gives a full report to the Board of Directors monthly and participates in an annual audit as outlined in paragraph 6.5. The Treasurer may be required to give a suitable bond, paid for by the Chattahoochee County Industrial Development Authority for faithful performance of his/her duty.

4.3. **Committees.**

4.3.a. The Chairman may, at his or her own discretion, appoint special committees to study or make recommendations. Each committee shall be given a specific charge and specific time in which to carry out the assignment.

4.3.b. Unless the Authority specifically authorizes a given committee to act on a specific matter, all committee work will serve only as a background for making recommendations to the Authority.

ARTICLE V

Depositories

- 5.1. **Depositories.** The Authority shall from time to time provide by resolution, or resolutions, for the establishment of depositories for funds of the Authority. The Chairman or Vice-Chairman shall sign all checks with the Treasurer.

Article VI

General Provisions

- 6.1 **Annual Meeting.** The first-regular meeting of each fiscal year shall be deemed the Annual Meeting of the Authority. The election of officers and receipt of an annual financial audit, if applicable, shall be accomplished at this meeting.
- 6.2. **Seal.** In the event the Authority determines that it should have a seal, the seal of the Authority shall consist of an impression bearing the name THE UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY, GEORGIA INDUSTRIAL DEVELOPMENT AUTHORITY (abbreviated as necessary) around the perimeter and the word "SEAL" and the year of activation in the center thereof. The Authority may use an impression, or writing, bearing the word "SEAL" enclosed in the parenthesis or scroll, which shall also be deemed the seal of the Authority.
- 6.3. **Fiscal Year.** The fiscal year of the Authority shall begin on the first day of July of each year and end on the last day of June each year.
- 6.4. **Budget.** If operating funds are to be requested for the coming fiscal year, the Authority shall adopt and submit its budget proposal to the Board of Commissioners as soon as possible after the October meeting and prior to the January meeting.[BS1.1]
- 6.5. **Annual Audit.** During any year in which the Authority has any financial activity, the Treasurer will cause an annual audit of the books of the Authority, at the expense of the Authority, and present such audit at the Annual Meeting. A copy of the audit shall be filed with UGOCCC Board of Commissioners, with the State Auditor if necessary to comply with the local Government Financial Management Standards Act (Georgia Laws, 1980, p. 1738), and published in the designated legal organ of the county.
- 6.6. **Bylaws.** The Authority shall have the sole power to adopt, alter or repeal its own bylaws, rules and regulations governing the manner in which the power granted to it may be enjoyed, as may be deemed necessary or expedient in facilitating its business.

ARTICLE VII

GENERAL POWERS

- 7.1. The Cusseta-Chattahoochee County Industrial Authority shall be the legal development arm of Unified Government of Cusseta-Chattahoochee County, Georgia.
 - 7.1.a. The Authority shall coordinate all efforts with the UGOCCC Board of Commissioners, and to that end, a representative of that body may sit as an exoficio member of the Authority
 - 7.1.b. The UGOCCC is expressly authorized to enter into contracts with the Authority as a public corporation.
 - 7.1.c. The Authority shall not be empowered or authorized in any manner to create a debt against the State of Georgia or the Unified Government of Cusseta-Chattahoochee County.
- 7.2. The Authority shall have the powers to acquire, hold, and dispose of personal property, including the stock of other corporations, for its corporate purposes. It may acquire in its own name real property, liens, easements, or franchises necessary or convenient for its corporate purposes, and to use the same or to dispose of the same in any manner the Authority deems to be to its best advantage.
- 7.3. The Authority shall have the power to make contracts, and to execute all instruments necessary or convenient, including contracts for construction, leasing, rental, or sale of projects, or contracts with respect to the use of projects that it erects or acquires.
- 7.4. The Authority shall have the power to construct, erect, acquire, own, repair, remodel, maintain, extend, improve, sell, equip, expand and to operate and manage projects and to pay the cost of any such projects from the proceeds of revenue anticipation certificates or bonds or any other income of the Authority, or from any contributions or loans by persons, firms, or corporations, all of which the Authority is hereby authorized to receive, accept, and use.
- 7.5. The Authority shall have the power to appoint and select officers, agents and employees, including engineers, architects, builders, and attorneys, and to fix their compensation.
- 7.6. The Authority shall have the authority to borrow money for any of its corporate purposes and to execute notes, mortgages, deeds to secure debt, trust deeds and such other instruments as may be necessary or convenient to evidence and secure such borrowings. The Authority is authorized to issue Revenue Bonds, as permitted by appropriate Constitutional and Georgia code provisions. All projects shall be on a self-liquidating basis, and the Authority shall not make gifts, directly or indirectly, to any person, firm, or corporation.
- 7.7. The Authority shall have the specific authority to purchase or otherwise acquire land and to improve and develop same as to make said land more desirable for industrial purposes. Such land acquisition and development may be undertaken by the authority at any time, whether or not there is at such time a prospective industry considering the purchase or lease of an industrial site in

Cusseta-Chattahoochee County. Such land and improvements may be held by the Authority for any length of time it deems desirable, but any sale, lease, or other disposition of same, when made, shall be subject to provisions of paragraph 7.6.

- 7.8. No monies derived from any source, other than gifts and contributions from private individuals, firms, or corporations, shall at any time be used for entertainment or other promotional expenses.

Article VIII

Conflict of Interest

- 8.1. **Conflict of Interest.** It is the policy of the Cusseta-Chattahoochee County Industrial Development Authority that no Board Member be prevented, or appear to be prevented, from making an unbiased decision with respect to matters involving the governance of the Authority by personal interest of the Board Member in the subject matter under consideration.
- 8.1.a. No Board Member shall accept gifts, entertainment, other personal favor, or financial benefit having a value in excess of FIFTY DOLLARS (\$50.00), from, or give the same to, any person, or organization with whom or with which the Authority has, may have, or is likely to have business dealings.
- 8.1.b. No Board Member shall become involved, either directly or indirectly, in activities or organizations that the authority deems may have an adverse effect on the Authority or activities of the Authority.
- 8.2. **Confidentiality.** No Board Member shall disclose to anyone, either during or after his/her tenure as a Board Member, any confidential information obtained by him/her as a result of serving as a Board Member or Officer, without first obtaining the consent of the Authority.
- 8.3. **Duty to Disclose.** Each Board Member shall disclose to the Authority any outside activities or Interests of the Board Member that conflict or suggest a potential conflict with the best interests of the Authority.
- 8.4. **Creation of A Safe Harbor.** If a conflict of interest has been identified and disclosed by the Board Member, the Board Member must absent him or herself from all discussions relating to this matter and abstain from voting. Absence is defined as being absent from the room while the matter is being discussed.
- 8.5. **Dealing with the Authority.** No Board Member, nor any organization or person with which any Member is in any way interested or involved, may purchase, sell to, borrow from, loan to, or otherwise deal with the Authority unless the following procedures are complied with to-wit:
- 8.5.a. No Board Member having an interest or involvement may be present at that portion of a Board meeting during which discussion of any matter is conducted involving any such organization or person; and
- 8.5.b. No Board Member having an interest or involvement may participate in any decision of the Authority or relating to any matter involving such organization or person.
- 8.5.c. As used herein, an "interest" shall mean any interest or involvement that reasonably may be expected to result in a direct financial benefit to such Board Member or to a member of the Board Member's family.

Article IX

Amendments

- 9.1. **Amendments**. The Bylaws of the Authority shall be subject to alteration, amendment or repeal, and new bylaws, not inconsistent with any laws of the State of Georgia creating this Authority. Amendments may be made by the affirmative vote of a majority of the Board Members then holding office at any regular or special meeting of the Authority. Proposed amendments shall be submitted in writing to all Board Members of the Authority ten (10) days prior to the meeting, at which time such amendments will be considered. If such written proposed amendments are submitted by mail, it shall be deemed to be delivered when deposited in the United States Mail properly addressed and with sufficient postage thereon.



Industrial Development Authority
of the Unified Government of Cusseta-Chattahoochee County, Georgia
McNaughton Street Cusseta, Georgia 31805
(706) 989-3422 FAX (706) 989-2010

Bradney Scott, Chairman
Gene Burgamy, Treasurer
Mattye Kinney

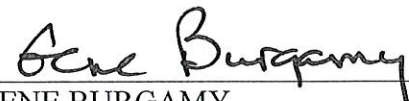
Walter Miller, Vice Chairman
Lou Beck, Secretary

APPROVAL AND ADOPTION
UPDATED BYLAWS

The undersigned members of the Industrial Development Authority of the Unified Government of Cusseta-Chattahoochee County, Georgia, hereby approve and adopt the updated Bylaws of the Authority at a duly called meeting held on _____, 2026.

BOARD APPROVAL


BRADNEY SCOTT
Chairman
Date: 7.28.2026


GENE BURGAMY
Treasurer
Date: 7.28.2026


MATTYE KINNEY
Board Member
Date: _____


WALTER MILLER
Vice-Chairman
Date: 7.28.2026


LOU BECK
Secretary
Date: _____

ATTESTED BY:

TINA FARMER
Administrative Support
Industrial Development Authority
Date: 7.28.2026





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

Aug. 24, 2026 – BOC Work Session

PLEASE SIGN IN
So we can record your attendance

1. _____	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. _____