



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

July 7, 2026

215 McNaughton St.

PRESENT:

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

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

Chairman Coffey called the Regular Monthly Meeting of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., with all other Commissioners present, and live streaming on our Facebook page.

APPROVAL OF THE MINUTES OF THE JUNE 2, 2026, REGULAR MEETING & BUDGET HEARING I

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

APPROVAL OF THE JUNE 2, 2026, EXECUTIVE SESSION MINUTES

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

APPROVAL OF THE JUNE 22, 2026, WORK SESSION MINUTES & BUDGET HEARING II & ADOPTION OF MINUTES

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

APPROVAL OF THE JUNE 22, 2026, EXECUTIVE SESSION MINUTES

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

OPEN FORUM

NONE

SPEAKER

NONE

OLD BUSINESS

ATTORNEY - He has been working with the County Manager on the property addressed as the old masonic lodge. The property with the antique store has finally been closed. He has also been in contact with the county manager about the creation of a 501 for purposes of the Rails to Trails project. So that has been moving along. Tom's speaking with the folks down in Albany who have been responsible for creating the 501 that they had in association with Rails to Trails project down there. We've just asked for copies of their bylaws and articles so that we can basically use them as a template rather than working from scratch. We'll do, if possible, what's called a postcard filing, which is a very simple filing for a nonprofit with the IRS. It depends on how much money tends to be raised or used by the nonprofit. If it's really not going to be responsible for that much money and it's just as needs to be an entity for purposes of basically giving approvals and this needs to be a name on paper more than it needs to be responsible for money, then that will simplify things. And of course we'll do the Georgia Charitable Organization work after that, but we're just waiting on, like I said, bylaws articles from that existing entity down in Albany so we can copy it. The fourth thing he had, I did note that, and I brought this to the attention of the clerk, I'm not sure that a written resolution was ever adopted. So, this board voted to set the membership of the zoning board to recall that there was a resolution to have no new appointments, effectively to put it at 5 members. But I don't know if a written resolution was ever entered into that purpose. I've discovered this myself preparing for this meeting because I found an old draft of that written resolution. So it may be— it might please the auditor. It might be better, just good paperwork for the Board of Commissioners to adopt that written resolution, basically ratifying what you already resolved. I don't think that your prior resolution is ineffective in any way. It's just, uh, I think it'll be clear for record keeping if it's reflected in minutes. We have a written resolution. The fifth thing is, the Supreme Court of Georgia did deny the petition for certiorari concerning the appeal from the Court of Appeals decision from Magistrate's decision and Commissioner Hoyt's zoning case, obviously for the county zoning case, obviously Commissioner Hoyt. So that case is now fully resolved. Nonetheless, the magistrate court order, there was a show cause order, a post-judgment order that asked Commissioner Hoyt to show cause why he should not then have to pay the amount of money that was originally ordered by magistrate court, that, Commissioner Hoyt did pay that money to the county per the court's order. But there has been an appeal filed of that magistrate court's order, which cited the Supreme Court— or the petition to the Supreme Court for certiorari raised arguments that had already been made before. So I responded to that on behalf of the county. And at some point, that'll probably be scheduled for the Superior Court of Chattahoochee County. I can't say when exactly. **Chairman Coffey** stated he is confused, and I'm sure I'm not the only one confused. So the case is done, it's supposed to be done, the ruling's been made. Well, not the civil case, but I understand just the zoning matter, but that, that's supposed to be a done deal, I would agree, and that's what's in the county's response to the appeal, is that there are no grounds for an appeal. The attorney stated to the extent that it is something that the court can issue sanctions over, then I will encourage the court to do so, because I don't think there are any grounds for this appeal. Nonetheless, an appeal was filed which includes the fine because the fine was part of that original decision from the magistrate judge, and that's supposed to be squashed. **Chairman Coffey** asked so what is this just costing us more money? I don't understand. Are we just going to drag this out, just keep it going, just to just grandstand? **Commissioner Hoyte** then stated maybe he can clarify that, if you look at the time, uh, when the, uh, when the, when, when it was brought forth from the magistrate court when the decision had been made from the Georgia Supreme Court, that was the reason for this filing. That's all it was, is the timing. So I guess to just shine the spotlight on all of this, if the order would have maybe if the county would have waited until the decision was made from the Georgia Supreme Court, that would have never been filed. **Chairman Coffey** stated the county needed to wait, but you didn't want to wait when it comes to you getting money back, thinking that you were entitled to. I'm sorry, I don't mean to call a spectacle.

I'm just calling a truth, stating a fact, and the truth that a lot of citizens in this county, including myself, are very aggravated. It's costing us money, and it's not funny at all. And it's beyond stupid, in my opinion, to keep this going. But I appreciate the update. I guess there's nothing we can do except sit back. And Commissioner Hoyte, shame on you, sir. But whatever you feel you need to do, I guess you do. Are there any other updates or any comments from commissioners on the updates from our attorney?

Commissioner Hoyte then stated well that one thing I got to say, everyone has a right, and upholding everyone's right is, um, yeah, basically when, when you feel as if your rights have been violated, Commissioner Coffey, everyone has a right to file an appeal if necessary. So if you think that is stupid, shame on you, sir. That's all I have to say about that. **Chairman Coffey** then stated I feel our rights have been violated, just for the record, to reflect. He then asked if the Attorney had anything else. The attorney stated the only thing he had to add is that because the Supreme Court of Georgia has denied petition for certiorari. To his understanding that is what has kept the civil case from proceeding because the Court of Appeals has not remanded that— their case, their decision. So there was the civil side and then there was the zoning case. The Court of Appeals, when they issued their ruling, they addressed both cases together. So the clerk for the Court of Appeals, when they saw that there was a petition for cert and the zoning matter, reasons I don't quite understand, they had not yet sent the civil case back down to Superior Court for ruling, now that the Supreme Court has denied cert, the Court of Appeals should, as they probably should have already, should send that back down to Superior Court So then, uh, I'm not sure if we'll go back to Judge Godfrey, the same judge, or not, but it's been remanded for that judge to revisit the prior ruling, uh, that was on the anti-SLAPP motion that was filed. He doesn't know if there will be another hearing required or not, if there would just be a ruling from the judge on that.

County Manager - I don't have anything that wasn't covered by the Attorney or in the agenda

NEW BUSINESS

ATTORNEY - . So when you have a resolution to do it, it is advised the county to put a specific timeline on how long that moratorium will last. So by doing that, you're not effectively changing the zoning code. All you're doing is putting a hold on to a certain aspect of it. Here is my recommendation is that you would put a moratorium on any on the processing of any new applications that are submitted to the Board of Commissioners after you would vote on a moratorium. I think you could do that today as a temporary emergency matter. I think you might have to again make a decision to amend your agenda to address it. The reason for that is, speaking with, uh, county staff, I've learned that it seems like there are— I mean, this has been, I think you all recognize, an issue that is— there's been confusion about, certainly with the zoning board about it. I've discussed this with them in the past. I understand that there are recommendations that I've received from the county manager that could be made to change the zoning code. Of course, you have a contract with RVRC, and they can be a resource for a proposal for zoning change. But given this problem is, it's not going anywhere, and I don't know that it's why I would excuse me, let me restate that. I think it would be wise for the county to just impose a moratorium to not accept any new applications until it has been fully decided what is the best path forward. And I think it would be wise to hear from RVRC first, and then the county Board of Commissioners can propose a zoning ordinance change, go through the normal— excuse me— normal zoning procedure law process where there can be a hearing before the zoning board, their recommendation can be made, two readings, and then it can be adopted by this board. Again, this is just my recommendation. I have drafted a written resolution that would impose a temporary emergency moratorium. The moratorium that I drafted, which you could amend as you see fit if you chose to adopt it, would, would be in existence for a total of 180 days or until it is repealed, or until an additional moratorium is approved, which would not be approved unless there were a hearing. So basically, it's saying this will last until the first of the expiration of 180 days, until it is retracted or repealed, until there is a new law approved or until there is a new additional moratorium that is imposed. But that would not happen unless there is a hearing, and I will say this, it is

limited to the specific issue of applications for conditional use permits for placement of manufactured homes in properties that are zoned R-1, R-R, R-3. It does not, as I drafted it, affect placement of manufactured homes in zoning districts that are MHU-1, which is mobile home parks. So those that district would not be affected. It would strictly be where persons are trying to put or want to put a manufactured home on their property that's RR, R-1, R-3, which in the table of uses as it is now has that little asterisk because it requires a conditional use permit for anyone who wants to do that. And then the last thing, Mr. Chairman, is that I had told the county manager months ago when the budget process was started that my fees were slated to increase to \$345 an hour. They're currently \$325 an hour. This would be for all local government I work for either, not just, not just this county. And that's just keeping up with inflation, essentially. County Manager stated we adjusted those numbers in the budget based off of what prior year operating— so it's been adjusted in the budget. Does he account for So is there a necessary vote required? After this next meeting, it'll be on the work session.

County Manager - None at this time.

AGENDA ITEMS

Reappointment of Gerald Douglas to the LCRTA: Motion to approve, **Commissioner Biddle**, seconded by **Commissioner Frost**. The vote was unanimous.

Changes to Ordinance, Send to RVRC: Motion to approve made by **Commissioner Frost**, seconded by **Commissioner Douglas**. **Commissioner Hoyte** opposed due to conflict. The vote passed.

Pay Members of Planning & Zoning: Motion to approve made by **Commissioner Biddle**, seconded by **Commissioner Douglas**. The vote was unanimous.

Approve County Manager as an additional signer for plats: Motion to table made by **Commissioner Biddle**, seconded by **Commissioner Douglas**. The vote was unanimous.

Executive Session:

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

Regular meeting reconvened:

The regular meeting reconvened at 10:12 a.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. The subjects discussed were personnel and legal.

Motion to Amend to add an emergency moratorium to the agenda, made by Commissioner Frost, Seconded by Commissioner Douglas.

Motion to approve the emergency moratorium made by Commissioner Frost, Seconded by Commissioner Douglas, Commissioner Hoyte opposed, due to conflict, the vote passed.

Motion to amend agenda for purposes to abate public nuisance, no explanation until matter has been filed, motion made by Commissioner Frost, Seconded by Commissioner Frost, Commissioner Hoyte asked what this was, he is unclear of what it is, Chairman Coffey stated it is conflict for him to know and for him to vote, motion to approve the filing made by Commissioner Frost, Seconded by Commissioner Douglas, Conflict for Commissioner Hoyte, the motion passed.

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 10:21 am on Tuesday, July 7, 2026.


CHARLES COFFEY, CHAIRMAN


TIMOTHY BIDDLE, VICE CHAIRMAN


GERALD DOUGLAS, COMMISSIONER


DAMON HOYTE, COMMISSIONER


JASON FROST, COMMISSIONER

August 4, 2026
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of July 7, 2026, Regular Meeting, was approved via majority vote by the Board of Commissioners in its August 4, 2026, regular meeting.

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

Seal:



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

July 7, 2020.

2.

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

3.

The executive session was called to order at 9:44 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): Legal's Litigation
_____ 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 7 day of July, 2026.



County Manager

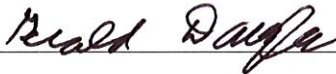


County Board Commissioners Chairman



Commissioner

Sworn to and subscribed before me this 7 day of



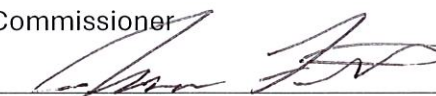
Commissioner

July 2026
Lisa Renee Bickel



Commissioner

Notary Public



Commissioner

My Commission expires





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

July 7, 2026-BOC Regular Meeting

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. _____

RESOLUTION REAPPOINTING A MEMBER TO THE LOWER CHATTAHOOCHEE REGIONAL TRANSPORTION AUTHORITY

WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia (herein after referred to as "Commission") is authorized by State Statute to appoint two (2) members to the Lower Chattahoochee Regional Transportation Authority; and

WHEREAS, GERALD DOUGLAS was previously appointed to serve on the lower Chattahoochee Regional Transportation Authority, for a term expiring June 30, 2026; and

WHEREAS, it is the desire of the Board of Commission to reappoint GERALD DOUGLAS to that certain position on the Lower Chattahoochee Regional Transportation Authority.

THEREFORE BE IT RESOLVED, that the Commission has approved GERALD DOUGLAS to fulfill that certain term on the Lower Chattahoochee Regional Transportation Authority expiring on June 30, 2028.

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 2nd day of June 2026.



CHARLES COFFEY, CHAIRMAN

ATTESTED

BY: 

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

Seal:



State of Georgia
Unified Government of
Cusseta-Chattahoochee
County

**RESOLUTION ADDING ADDITIONAL DESIGNATED SIGNERS FOR
THE UNIFIED GOVERNMENT'S PLANNING AND ZONING BOARD**

WHEREAS, the Unified Government of Cusseta-Chattahoochee County, ("UGOCCC") by and through its Board of Commissioners, must designate certain individuals to have signatory powers for the plat signings, and

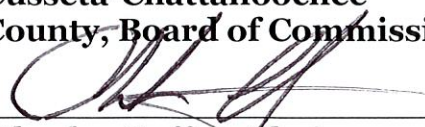
NOW, THEREFORE, BE RESOLVED that the Unified Government of Cusseta-Chattahoochee County Board of Commission does hereby, through a majority vote, authorize Thomas Weaver, County Manager for the Unified Government of Cusseta-Chattahoochee County Board of Commission, as designated signer, as necessary during the course of his responsibilities on behalf of the UGOCCC.

WHEREAS, in the absence of the Planning and Zoning Chairman and Vice Chairman, the County Manager shall be the designated signer of plats;

BE IT FURTHER RESOLVED that this Resolution shall continue in full force and effect until written notice of modification or revocation of same has been received by the UGOCCC;

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 7th day of July 2026.

**Unified Government of
Cusseta-Chattahoochee
County, Board of Commissioners**


Charles Coffey, Chairman

ATTEST:



Thomas Weaver, County Manager

Seal:



RESOLUTION NO. 332

**A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY FOR THE PURPOSE
OF ENACTING A 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;

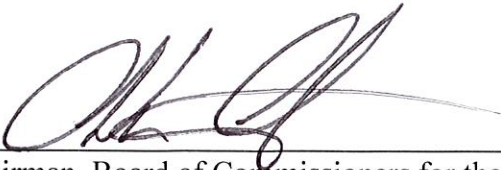
WHEREAS, the Board of Commissioners desires to temporarily delay any further placement or development of manufactured homes within the County until the Board of Commissioners has received the recommendation of the RVRC and considered its recommended revisions to the Zoning Ordinance;

WHEREAS, the Board of Commissioners has 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);

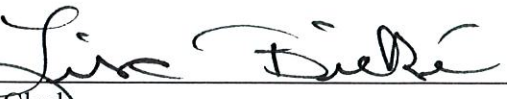
NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Unified Government of Cusseta-Chattahoochee County hereby enacts a temporary emergency moratorium as follows:

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 its adoption, 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 while the temporary emergency moratorium is in place;
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 July 7, 2026.

By: 
Chairman, Board of Commissioners for the UGOCCC



Attest: 
Clerk



The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

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

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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

July 27, 2026

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 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 and live streaming on our Facebook page.

SPEAKER:

NONE

COUNTY MANAGER UPDATES:

County Manager Weaver – So we host the animal control class here in our building. But it's for anybody from— a lot of times we'll send people from outside communities and need to renew their certification to keep their continuing ed. So we host it here in our office, and then if we have a certain threshold. If we have an X number of participants, they'll give us a free slot that people can go to. So it works out well for everybody, but it's just an opportunity for continuing ed or new certification for people. The last one was for Level 2 Animal Control Officer, I believe. This is the first time we've done a kennel position that I'm aware of. It's a good thing to have. The River Bend Park curb project is a little bit over 50%. That's where they're pouring a curb in that now. All the curbing around the boat and everything was just so busted up from over the years that there was no point repaving everything without replacing that. So public works department, Tom, cut everything out, repoured all new curbs and everything. Hopefully within the next week or two they'll be complete with that, so when they get their paving and everything starts down there, then we'll be finished and look fresh and new. Highway 137 shoulder the dirt portion of it is pretty much complete minus seeding and mulching. We were trying to get that completed before that went down. And then the only other thing, we have got 2 digital speed limit signs that are going to be going up. The, uh, there's ones that as you get close to them, they'll flash your speed. You don't have the actual posted speed, and then under it will have the actual speed that you're going. I do want to stress to people that these are not block cameras. Please do not take a saw along to cut them down.

They're not recording or anything else. It's just to let people know that, hey, you are in excess of the speed limit. So we got two. One will be going to Jamestown and one will be going to Wells Street, but it's kind of sort of an experiment to see how well they do. All right, so that's all for Public Works and Water. Um, I got my updates and they are, they are a little bit lengthier, so y'all bear with me. Some of them we just kind of sort of breezed through, but, uh, so last week we had the Disaster Resiliency Conference in Columbus, uh, Georgia, Alabama. I can't remember exactly what it's for, but basically, it's all of the local, local governments, uh, fire, EMS, everybody, uh, kind of comes together and looks at different scenarios and make sure everybody's on the same page in the event that there is some type of emergency. We've got the right contacts, we know who to reach out to with all the surrounding local Government, Sport Betting, and everybody. It went well. Um, we were well represented. Myself, the chairman Johnny Floyd, uh, we're all there, as well as almost all our TIA partners, RVRC, everybody with the from Russell County to Muscogee County. I've got the, the list that I've sent to RVRC as far as the updating for ordinances and everything of that nature, uh, and I want to see if there's I guess what I don't want is just not I've sent it to them, it's a closed book, this is what we're doing. The biggest thing about this is I just want to make sure that everybody's on the same page and everybody's very clear. And, um, what we got, Mr. Gerald, you actually that's a little better one for everybody. So first, uh, so the changes to the zoning permitted uses changing the permitted uses to allow manufactured homes in RR, residential, rural residential zoning, that will be a minimum of 5 acres. And then changing mobile homes would be allowed in A-1 agricultural zone property. With no cuts required. The cut process for mobile homes would be eliminated. You would take the conditional use permit option for RR, R1, R3. Manufactured homes would only be allowed in RR and A1, so there would be no need for the cut. If you've got RR or A1 property You could come in, pull your permit, and you'd be able to pull your mobile home in pretty much. You know, we have these subdivisions that are coming in, it's just dirt road, dirt driveway. Once the developer or builder is gone, 5 years, 10 years later, we're the first one that they run to when their driveway is completely washed out. And always, I'm sorry, it's private property. So by doing this, it allows the 1-acre lots, but it gives us the opportunity to make sure that we're addressing those issues that we know are known to be problematic. The next one, number 4, is clarifying the RV and camper living. No permanent establishments allowed in A-1 districts with 10-acre minimum. You could have a recreational lot or something where you allow people where they could have a pole barn, they have their camper set up, and there, they're more often than what they would be on others. And then we can allow up to 6 months with a valid building permit while somebody's building their house. But it does need to be limited because we do have somewhere they've come in and said, oh, we're building our house, and then 2 years later they're still, they're still living in the camper and the house has barely been, been touched. So it does need to be with a permit, and it does need to be regulated a little bit better. I was discussing it at the conference actually with one of the ladies at the table, and what they were what they had put in place was on residential in residential areas, so that the camp couldn't be on a lot just by itself. It had to be sitting with a home. So if you own a home and you have a camper, but that camper must be placed in the backyard, so it can't be front and center in the front yard. It must be, be with a home. It's not a standalone, I just have an acre of land, and it's sitting in the middle of a field and has a streetlight and that's, that's where I live. For one, by federal building codes, you're not allowed to apartmentlike live in the home. You're not designed to build apartments to live in.

The following items were discussed as to their relevance for appearance on Aug. 4, 2026, regular meeting agenda:

Attorney Rate Increase- Going from 325 an hour to 345 an hour, add to agenda for voting item, was put in the budget.

Open a Bank Account for FLOST account – FLOST must have its own account, Add to agenda as voting item.

Reappoint a member to the DBHDD (Dept of Behavioral Health & Developmental Disabilities) – We believe it was Commissioner Hoyte on the Board previously; however they are saying we have nobody showing, will appoint someone at the regular meeting, add for agenda for voting item.

Letter for Tax Commissioner to Open bank account with Peoples Bank – The Tax Commissioner would like to go from Truist to Peoples Bank, add to agenda for voting item.

Appoint a new member for Planning & Zoning – Appoint Jay Sigal, to replace Brent Ingersoll, add to agenda as voting item.

Modify Emergency Moratorium – To Include MHU1 property, uncles it is direct 1 for 1 swap, Old manufactured home being replaced with a brand-new mobile home.

EXECUTIVE SESSION:

A Motion was made to go into executive session at 10:27 a.m. **Commissioner Biddle** made the Motion, seconded by **Commissioner Frost**. The vote to enter executive session was unanimous.

Regular meeting reconvened:

The regular meeting reconvened at 11:26 a.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. The subjects discussed were personnel and legal, and attendance of meetings.

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 11:29 am on Monday, July 27, 2026.



CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN

unable to sign

GERALD DOUGLAS, COMMISSIONER

Absent

DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

Aug. 4 2026
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of July 27, 2026, Work Session, was approved via majority vote by the Board of Commissioners on Aug. 4, 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 duly advised meeting on

July 27, 2020.

2.

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

3.

The executive session was called to order at 10:27 a.m. /p.m.

4.

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

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

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

_____ Discussion or voting on

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

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

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

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

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

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

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

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

5.

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

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

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

6.

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

This 27 day of July, 2026.



County Manager



County Board Commissioners Chairman



Commissioner

Sworn to and subscribed before me this 27 day of

July 2026
Lisa Renee Bickel

Commissioner

Notary Public

My Commission expires

Oct 8, 2029



Commissioner



Commissioner



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

July 27, 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. _____
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