

MINUTES
TERRELL COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING

1

Date: February 6, 2024

Time: 6:02 p.m.

Place: Historical Courthouse

Commissioners and staff present: Chairman W. T. Gamble, III, Commissioners Brad Stafford, Ernest Johnson, Larron Copeland, Eddie Owens, Administrator Michael McCoy, Attorney Jimmy Skipper, Clerk Sandra O'Stean, April Craft, Mechelle Miller

Call to order: Chairman Wilbur T. Gamble, III

Prayer: Chairman Gamble

Approval of Agenda: *Larron Copeland made the motion to approve the agenda with the amendment to add approval of agreement with Webb Properties to the agenda under old business items. Ernest Johnson gave the second. The motion carried.*

Approval of Minutes of January 11, 2024 Regular Meeting: **ACTION: Brad Stafford made the motion to approve the January 11, 2024 minutes. Larron Copeland gave the second. The motion carried.**

Chairman's Report: Chairman Gamble

Clerk's Report: Sandra O'Stean presented the expenses of each department which were applied to the current budget from October 2023 to January

EMS/911/EMA Report: Bo Hamby presented the report and gave an update on the training classes.

Extension Service Report: Margaret Halbrook presented the 4-H and extension reports. Seth McAllister was attending training in Alabama.

Chamber of Commerce Report: Cheryl Cannon read the report of Chamber activities.

Road Department Report: Lauren McClung gave the report.

Warden's Report: Richard Kilby presented the report. A new short-term contract was made with Webster County for an inmate work detail.

Fire Department: Edward Harvey submitted a written report. Warden Kilby gave updates on fire engine repairs.

Delinquent Garbage Report: Paula Harden submitted a written report. Sandra O'Stean gave the update on uncollectible accounts and on clearing out data entry errors.

Sheriff / Jail Report: Kim Williams submitted a written report.

Recreation Dept: Bobbie Kendrick gave a report of the activities of the recreation department.

Administrator's Report - FY24 Budget Analysis & Financial Update: County Administrator Michael McCoy, Financial Analyst Edward Wall, and Auditor Bill McDaniel presented a comparative schedule of revenues, expenditures, and changes in the fund balance budget from 2022 to current 2024 budget for the Board to view. They explained the proposed amended budget for fiscal year 2024 and stated a projected revenue deficit. It was noted a tax anticipation note may be necessary to complete expenses of the fiscal year 2024. Mr. Wall also pointed out the growth of the tax digest from 2012 to 2022 was two percent (2%) annual growth.

OLD BUSINESS:

1. Consideration of approval of replacing windows at Historical Courthouse per quote from Southwest GA Glass & Tile: Administrator Mike McCoy to address **ACTION: Brad Stafford made the motion to proceed with replacing thirty-six (36) windows on the south side of the Historical Courthouse at the quoted cost from Southwest GA Glass & Tile of \$ 80,900. SPLOST funds will be utilized. Eddie Owens gave the second. The motion carried.**
2. Consideration of quotes for approval to repair the roof at the Correctional Institution: Warden Richard Kilby presented three (3) quotes. **ACTION: Larron Copeland made the motion to accept the bid of \$ 152,000 quote from S&S Roofing to repair the roof at the Correctional Institute. Ernest Johnson gave the second. The motion carried. SPLOST funds will be utilized.**
3. Consideration of request to lease office space in the Governmental Building by USDA: Administrator Michael McCoy with William Hancock to address - William Hancock of Webb Properties had been enlisted by Michael McCoy to value the office space in the Governmental Building leased by USDA and to complete their proposed lease documents. He presented a proposal which recommended a ten (10) year lease term, \$12.50 per square feet with an annual increase of 2.5% in total rent. **ACTION: Ernest Johnson made the motion to approve the agreement with Webb Properties to negotiate with USDA the lease rate and terms and to do so on an annual basis. Larron Copeland gave the second. The motion carried.**
4. Solid Waste assessment placed on tax bills: Attorney Jimmy Skipper read over the ordinance to amend Chapter 38 of the Code of Ordinances of Terrell County relating to solid waste. The amendment is to provide timely payment of collection service fees through the County's real property ad valorem tax billing process on an annual basis and to be collected by the Tax Commissioner. The collection fee should be set by the governing body by April 10, 2024 to get the fee on the 2024 tax bills if the amended ordinance is approved. There are State statues that allow the collection fees to be placed on the ad valorem bills. The Tax Assessor questioned if this process would be initiated by the assessor's office. The Chairman answered affirmative that it would be the Tax Assessor to assess the fees to the appropriate properties. **ACTION: This was the 1st reading of the ordinance amendment. It is required to have a second reading and then adoption. The 2nd reading will be at the March Commissioners' meeting.**
5. Status on proposed bill to combine Magistrate and Probate Court: Attorney Skipper gave the update on House Bill 1071 which requested the Probate Judge serve as Magistrate Judge as well. The bill passed in the house of Representatives and is currently in the Senate. Judge Freeman addressed the Board regarding House Bill 967 which relates to the Magistrate Courts

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claims changing from \$15,000 to \$50,000. She stated this means more cases will be handled by Magistrate.

NEW BUSINESS:

1. Consideration of request from Positive Direction Youth to renew lease of building at 524 Oak St
ACTION: Larron Copeland made the motion to approve the annual renewal of lease for the building located at 524 Oak Street at the same rate of \$325.00 per month. Brad Stafford gave the second. The motion carried.
2. Ratification of purchase of chipper for Road Dept from United Rentals, Albany, GA, at cost Of \$10,000 – funds used from T-SPLOST: Michael McCoy to address **ACTION: Eddie Owens made the motion to ratify the recent purchase of a chipper for the Road Dept. at the cost of \$10,000. Ernest Johnson gave the second. The motion carried.**
3. Ratify the approval of the Piper Sandler Financial Services Agreement that was executed by Interim Administrator McCoy on January 22,2024 to engage the financial advisement services of Edward Wall: Administrator McCoy to address **ACTION: Brad Stafford made the motion to approve the agreement with Piper Sandler to engage the financial services of Edward Wall. Ernest Johnson gave the second. The motion carried.**
4. Consideration of application for Community Development Block Grant Phase II to be administered by Southwest Georgia Regional Commission: Michael McCoy to address
ACTION: Larron Copeland made the motion to apply for the second Community Development Block Grant in the Augusta Street area of the County. Brad Stafford gave a second. The motion carried.
5. Consideration for approval of Matching Funds for CDBG and Resolution Providing for Required Local Matching Share of CDBG: Administrator McCoy to address **ACTION: Brad Stafford made the motion to approve the resolution to provide matching funds share of the CDBG. Eddie Owens gave the second. The motion carried.**

Adjourn – Commissioners **ACTION: Ernest Johnson made the motion to adjourn the meeting. Brad Stafford gave the second. The motion carried.**

Respectively submitted by: Sandra O'Stean
Sandra O'Stean County Clerk

TERRELL COUNTY BOARD OF COMMISSIONERS

W. T. Gamble III
W. T. Gamble, III Chairman

Brad Stafford
Brad Stafford

Ernest Johnson
Ernest Johnson



Larron Copeland
Larron Copeland

Eddie Owens
Eddie Owens