

CHARLTON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
COMMISSIONERS CONFERENCE ROOM
68 KINGSLAND DRIVE, SUITE B
FOLKSTON, GA 31537
THURSDAY, NOVEMBER 21ST, 2024
6:00 PM

11/21/2024 - Minutes

1. CALL TO ORDER

Meeting was called to order at 5:59 PM.

Present was Chairman Jesse Crews, Commissioner Alphya Benefield, Commissioner James Everett, Commissioner Drew Jones, Commissioner Luke Gowen, Interim County Administrator David Headley, and County Clerk Madeline Nettles. Also, present was newly appointed County Administrator Glenn Hull.

Absent was HR/Finance Coordinator Rebecca Harden and County Attorney John Adams.

All guests as recorded hereafter.

2. INVOCATION AND PLEDGE TO THE FLAG

Invocation led by Commissioner Benefield.

3. ADOPTION OF THE AGENDA

Commissioner Jones made a motion to adopt the agenda as present. Commissioner Gowen seconded the motion. Motion carried unanimously.

4. ADOPTION OF MINUTES

Commissioner Gowen made a motion to adopt the minutes as presented. Commissioner Benefield seconded the motion. The motion carried unanimously.

5. FINANCIAL REPORT (SECOND MEETING)

County Attorney John Adams arrived at the meeting at 6:01 PM.

Commissioner Everett asked about the EMS rates.

Commissioner Everett made a motion to approve the financial report. Commissioner Benefield seconded the motion. Motion carried unanimously.

6. DISCUSS ABANDONMENT OF WOLFGANG ALLEY

Interim County Administrator Headley informed the board about the project. They surveyor should have a legal description of the property to the county by next week. Interim County Administrator Headley will send

the description over to County Attorney Adams and then bring the project back to the board for further discussion.

Commissioner Gowen discussed the property with County Attorney Adams and the board further.

Commissioner Gowen made a motion to table the discussion. Commissioner Benefield seconded the motion. The motion carried unanimously.

7. DISCUSS PROPOSED ANIMAL FEES

County Attorney Adams stated that he updated the proposed draft and sent it to Interim County Administrator Headley.

Commissioner Jones made a motion to table the discussion. Commissioner Everett seconded the motion. Motion carried unanimously.

8. DISCUSS BIDDING OUT FOOD FOR RECREATION DEPT

Interim County Administrator Headley discussed the possibility of bidding out the concession stand or having food trucks service recreation during events. Interim County Administrator Headley also suggested a form of peddler's license to allow the trucks to service the area. Interim County Administrator Headley asked for direction from the board on which solution to begin pursuing.

Chairman Crews talked about the Recreation Board's discussion on this item.

Commissioner Jones feels that outsourcing concessions would help mitigate labor and financial costs away from the county. Commissioner Jones feels that either having several food trucks service the area or leasing out the concession stand to one specific group or person would be the most helpful. Commissioner Jones also suggested some kind of hybrid model where the county operates the concession stand during the weekdays and has food trucks service the weekends or larger events.

Commissioner Gowen is in favor of bidding out the concession's operations to someone, as he is concerned about not having coverage with the food trucks.

Commissioner Jones suggested the Recreation Director produce a schedule and have set expectations on how much coverage is needed for the schedule.

County Attorney Adams suggested the Health Department be included in this process, regardless of which option the Board chooses.

Commissioner Jones motioned to table the discussion. Commissioner Benefield seconded the motion. Motion carried unanimously.

9. CONSIDER RESOLUTION TO ADOPT PTSD COVERAGE FROM HB 451

Commissioner Gowen motioned to approve the resolution. Commissioner Jones seconded the motion. The motion carried unanimously.

10. CONSIDER PURCHASE OF FACILITIES MAINTENANCE TRUCK

Facilities Maintenance Director Charles Smith was present to discuss the need for a facilities maintenance

truck. Funding for the truck would come from the 2020 SPLOST administration line.

Commissioner Jones asked about the specs on the truck and verified that it would service the department's needs.

Commissioner Jones made a motion to approve the purchase of the truck as presented. Commissioner Everett seconded the motion. The motion carried unanimously.

11. CONSIDER STEEL BUILDING FOR GA BEND FIRESTATION

Facilities Maintenance Director, Charles Smith, discussed the four quotes the county received for a steel building and recommended awarding the bid to Maverick.

Commissioner Gowen and Commissioner Jones asked questions regarding the funding and construction of the building.

Mr. Chuck Edwards, from the Fire Department, informed the board about the setback from both the property line and Stokes Rd. Mr. Edwards stated that he is trying to obtain bids for the concrete work from several people. Mr. Edwards confirmed that the completed fire station will be compliant with ADA regulations.

Commissioner Jones made a motion to award the bid to Maverick. Commissioner Everett seconded the motion. The motion carried unanimously.

Mr. Smith and Interim County Administrator Headley updated the board on quotes for the architect plans and civil drawings for this project. Mr. Edwards and Mr. Gary Tippins are not in favor of the county receiving plans, as they feel that they could map out the plans themselves. Interim County Administrator Headley is concerned about the liability of not having plans, and County Attorney Adams agrees.

12. CONSIDER ANNEX BUILDING REPAIRS

Mr. Charles Smith discussed the updated quote from Gordian for the annex building repairs, which would include a new roof, building pain, replacement of the windows on the back half of the building, replacement of 3 exterior doors, replacement of handrails, and replacement of gutters.

The Board discussed funding for the project. County Clerk Nettles informed the board per the Planning Retreat Minutes, funding would come from ARPA, LATCF, and the 2020 SPLOST Admin line. Commissioner Gowen asked for a copy of budget lines to be included in the agenda packets moving forward, as well as documents for each agenda item.

Commissioner Jones made a motion to approve the repair of the annex building. Commissioner Benefield seconded the motion. The motion carried unanimously.

13. ACKNOWLEDGE SPYGLASS BENCHMARK ANALYSIS

County Clerk Nettles discussed the project and the report. Commissioner Everett asked about the recommendations section of the report.

No action was taken.

14. PUBLIC COMMENTS: (PLEASE LIMIT TO 3 MINUTES)

Andrew Delmotte addressed the board with concerns about the coal ash being dumped in the landfill from

other areas. Mr. Delmotte is concerned about the long-term containment plans, as he believes the current system will fail. Mr. Delmotte is concerned about the effects the coal ash, and the chemicals released from the coal ash as it breaks down, will have on the community, public health, and the Okefenokee Swamp. Mr. Delmotte wants to bring this concern to the board for them to consider "getting in front of it" before the effects he is concerned with occur.

15. COMMISSIONERS' COMMENTS

Commissioner Benefield thanked everyone for their support and wished them a Happy Thanksgiving.

Commissioner Jones asked for an update on the Development Authority's budget and asked County Clerk Nettles to follow back up.

Chairman Crews informed the board regarding issues with appointments and term limits on the Development Authority's board. County Clerk Nettles reported on her meeting with Abbi Taylor and the steps they are taking to resolve it.

Commissioner Gowen asked County Clerk Nettles to extend an invitation to Mrs. Abbi Taylor with the Development Authority and Mrs. Melodey Martindale with the Chamber of Commerce to receive updates on their organizations, respectively.

Chairman Crews stated that several people have asked him about their taxes. Chairman Crews discussed the county assessment and appeal processes. Chairman Crews talked about the potential loss in tax revenue with the Okefenokee Land Acquisition proposal and the public hearing for said land acquisition. Commissioner Jones talked about the Okefenokee Swamp's effect on community taxes and industry in the county.

Commissioner Jones reported on the first meeting for the 2025 Comprehensive plan and the need for the plan to address county issues.

Mr. Gary Tippins discussed rising taxes and potential causes to that. Commissioner Jones held a brief discussion with Mr. Tippins on this matter.

16. EXECUTIVE SESSION (IF REQUIRED)

Commissioner Benefield made a motion to enter executive session to discuss personnel and privileged information from the county attorney. Commissioner Gowen seconded the motion. The motion carried unanimously.

The Board of Commissioners, Interim County Administrator Headley, County Administrator Hull, County Attorney Adams, and County Clerk Nettles entered executive session at 6:55 PM.

The Board of Commissioners, Interim County Administrator Headley, County Administrator Hull, County Attorney Adams, and County Clerk Nettles exited executive session at 8:01 PM.

No action was taken in executive session.

Commissioner Gowen made a motion to execute the employment contract with County Administrator Hull contingent upon the changes being made to the contract as discussed in executive session. Commissioner Benefield seconded the motion. Motion carried unanimously.

17. NEXT MEETING: DECEMBER 5TH, 2024 AT 6:00 PM IN THE BOARD OF COMMISSIONERS MEETING ROOM

18. ADJOURN

Commissioner Jones made a motion to adjourn the meeting. Commissioner Gowen seconded the motion. Motion carried unanimously.

Meeting adjourned at 8:02 PM.

Jesse A. Crews, Chairman

Madeline Nettles, County Clerk