

**Charlton County Board of Commissioners
Regular Meeting Minutes
Commissioners Conference Room
68 Kingsland Drive, Suite B
Folkston, GA 31537
Thursday, November 6, 2025
6:00 PM**

11/6/2025 - Minutes

Call to Order

The meeting was called to order at 6:00 PM.

Present was Commissioner Jesse Crews, Chairwoman Alphya Benefield, Vice Chairman Luke Gowen, Commissioner Drew Jones, Commissioner James Everett, County Attorney John Adams, County Administrator Glenn Hull, and Director of Administrative Services Rebecca Harden.

Absent was County Clerk Madeline Nettles.

All guests are recorded hereafter.

Invocation and Pledge to the Flag

The invocation was led by Chairwoman Benefield.

Adoption of the Agenda

Commissioner Gowen motioned to amend the agenda to add the Insurance Renewal presentation by Johnathan Shaw with NFP. Commissioner Crews seconded the motion. The motion carried unanimously.

Commissioner Crews motion to adopt the amended agenda. Commissioner Gowen seconded the motion. The motion carried unanimously.

Adoption of Minutes

1. Motion to adopt the October 16th, 2025, Regular Meeting Minutes
Commissioner Crews made a motion to Approve. Commissioner Everett seconded the motion. The motion passed unanimously.
2. Motion to adopt the October 24th, 2025, Special Called Meeting Minutes
Commissioner Crews made a motion to Approve. Commissioner Everett seconded the motion. The motion passed unanimously.
3. Motion to adopt the October 14th, 2025 Board of Assessors and Board of Commissioners Joint Meeting Minutes
Commissioner Crews made a motion to Approve. Commissioner Everett seconded the motion. The motion passed unanimously.

Presentations

AMENDED AGENDA ITEM:

Johnathan Shaw, with NFP, presented on the Employee Benefits Renewal package. The renewal option packet is included in the minutes.

Mr. Shaw discussed the options, including 7% increase to the current medical insurance benefits. If the county switches the dental and visions providers to the same as the medical provider, it will offset some of the increase to the medical insurance.

Vice Chairman Gowen made a motion to Approve Option #2, which included switching vision and dental insurance, as well as EAP to Anthem. Commissioner Crews seconded the motion. The motion passed unanimously.

Public Hearings

Petitions

Purchasing Items

Grants and SPLOST Project

Agreements

Ordinances

Resolutions

Miscellaneous

4. L.C. Guinn, the Mayor of the City of Homeland, has Requested an Audience to Discuss Homeland Park

L.C. Guinn, Mayor of the City of Homeland, was present to discuss the Homeland Park property with the Board of Commissioners.

Mayor Guinn stated that the ownership of the property is in question. Homeland feels that they are they owner of the entire 65 acres, as he has a deed that indicates the Board of Commissioners gave the property back to Homeland.

County Attorney Adams stated Homeland is not entitled to the entire 65 acres, only the acres that was legally approved during a public meeting. The county never departed with the title.

Public Comments

Public Comments are limited to 3 minutes.

Gary Tippins updated the Board on the GA Bend Fire Station. The interior has been framed. The building will possibly be ready to occupy in February 2026. Commissioner Jones asked for an update on the tower and the joint ownership agreement with OREMC. Sheriff Phillips asked if the generator would be owned by the county or opened by OREMC.

County Attorney's Action Items

5. Motion to Enter Executive Session to Discuss Pending Litigation and Personnel

Vice Chairman Gowen made a motion to enter Executive Session to discuss personnel and potential litigation. Commissioner Everett seconded the motion. The motion passed unanimously.

Chairwoman Benefield, Commissioner Crews, Commissioner Gowen, Commissioner Jones, Commissioner Everett, County Attorney Adams, and County Administrator Hull entered executive session at 6:47 PM.

Chairwoman Benefield, Commissioner Crews, Commissioner Gowen, Commissioner Jones, Commissioner Everett, County Attorney Adams, and County Administrator Hull exited executive session at 8:21 PM.

Vice Chairman Gowen made a motion to accept Glenn Hull's Resignation. Commissioner Jones seconded the motion. The motion passed unanimously.

A separation of employment agreement was drafted and signed between the Board of Commissioners and Mr. Hull.

County Administrator Comments

Commissioners' Comments

Next Meeting

Adjourn

Commissioner Crews made a motion to Adjourn. Vice Chairman Gowen seconded the motion. The motion passed unanimously.

Meeting was adjourned at 8:23 PM.

Alphya Benefield, Chairman

Madeline Nettles, County Clerk

Charlton County Board of Commissioners
Meeting Minutes
Commissioners Conference Room
68 Kingsland Drive, Suite B
Folkston, Georgia 31537
Thursday, October 16th, 2025
6:00 PM

10/16/2025 - Minutes

Call to Order

Present was Chairwoman Alpha Benefield, Commissioner Jesse Crews, Commissioner James Everett, Commissioner Drew Jones, Commissioner Luke Gowen, County Administrator Glenn Hull, County Attorney John Adams, and County Clerk Madeline Nettles.

The meeting was called to order at 6:00 PM.

Invocation and Pledge to the Flag

Chairwoman Benefield led the invocation.

Adoption of the Agenda

County Administrator Hull asked to add a discussion item under Miscellaneous Item #4 "Discussion of Davis Airfield."

Commissioner Gowen motioned to amend the agenda with the recommended changes. Commissioner Everett seconded the motion. The motion carried unanimously.

Commissioner Crews motioned to adopt the agenda. Commissioner Gowen seconded the motion. The motion carried unanimously.

Adoption of the Minutes

1. Motion to Approve the October 2nd, 2025, Regular Session Minutes

Commissioner Crews motion to approve the October 2nd, 2025, Regular Session Minutes. Commissioner Everett seconded the motion. The motion carried unanimously.

Presentations

Public Hearings

Petitions

Purchasing Items

1. Motion to Authorize County Administrator Hull to Purchase Limerock from Pritchell Trucking, Inc. in the amount of \$21,000.00 for the St. George yard

Ronnie Pollock, Director of Infrastructure and Development, presented on the item.

The road department is asking to use the remaining funds previously approved for concrete crushing to purchase lime rock.

Commissioner Jones motioned to authorize the purchase. Commissioner Crews seconded the motion. The motion carried unanimously.

2. Motion to Ratify the Emergency Purchase of Engine Repair Supplies for County Vehicle #8071 from Tosell in the amount of \$7,206.29.

County Administrator Hull spoke about the Purchase Order request, which is above his signing authority. The purchase has already been made as an emergency repair, and County Administrator Hull is asking that the Board ratify the emergency purchase.

Commissioner Jones motioned to ratify the emergency purchase. Commissioner Everett seconded the motion. The motion carries unanimously.

Grants and SPLOST Projects

Agreements

1. Motion to Authorize Chairwoman Benefield to Execute a Memorandum of Agreement with FEMA for Access to and Use of the Integrated Public Alert and Warning System (IPAWS)

Tiffany Yearwood, Director of EMA, presented on the item.

The agreement expires and must be executed again every 3 years. There have been no substantial changes made to the agreement. There is no cost to the county to use the system.

Director Yearwood explained what IPAWS is and how the agreement with FEMA outlines what is considered permitted uses.

Commissioner Everett motioned to authorize the execution a Memorandum of Agreement with FEMA for IPAWS. Commissioner Jones seconded the motion. The motion carried unanimously.

Ordinances

Resolutions

1. Motion to Adopt the Resolution Authorizing South Georgia Regional Commission to File an Application with the Department of Transportation, United States of America, and Georgia Department of Transportation, for a Grant under Title 49 U.S.C., Section 5311 on behalf of Charlton County

County Clerk Nettles presented on the item.

The resolution authorizes the South Georgia Regional Commission to file an application for the grant on behalf of Charlton County and notes the county's intention to participate in their regional transportation program. There is no cost to the county for this grant or program.

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

Miscellaneous

1. Motion to Approve the September 2025 Financial Report

Becky Harden, Director of Administrative Services confirmed that everything is in order. The county is asking that departments be aware of spending as it enters the time of year when revenues start slowing down.

Commissioner Crews motioned to approve the financial report. Commissioner Everett seconded the motion. The motion carried unanimously.

2. Motion to Recognize and Accept the Lenora "Jo" Dube's Resignation from the Board of Elections

Commissioner Crews motioned to accept Mrs. Dube's resignation from the Board of Elections. Commissioner Everett seconded the motion. The motion carried unanimously.

3. Discuss the Georgia Department of Transportation Proposal for the Design of the Reconstruction of the Runway 1-19 at Davis Field

County Administrator Hull led the discussion on the proposal brought to the county by the Georgia Department of Transportation (GDOT). The proposal is specifically for the design phase of the reconstruction.

Commissioner Jones asked about the right-of-way acquirement previously done and its relation to this proposal. County Attorney Adams stated that the right-of-way acquirement has been completed and is not related to the proposal.

Commissioner Gowen asked if there was any in-kind work that could go towards the county match requirements. The proposal allows for strictly financial match.

Chairwoman Benefield stated she would like the board to hold off on voting on this item to review an email that was sent to her regarding Davis Airfield to see if it was related to this proposal.

Commissioner Crews motioned to table the item. Commissioner Gowen seconded the motion. The motion carried unanimously.

4. Receive Wellness Program Monthly Progress Report

Commissioner Jones asked when the contract expires for the wellness program. Director Harden stated that it should expire next year, but she will keep an eye on it.

Amended Agenda Item: Discussion on Davis Airfield

County Administrator Hull was previously approached by Sheriff Phillips on behalf of Kingsland Police Department about using the Airport for Law Enforcement training. GDOT has signed off on the proposal already. The airport would allow local LEO to get training that would qualify for POST credits locally.

The item is not being put for a vote this evening, but County Administrator Hull will be bringing the item back before the board at a later time. County Administrator Hull needs to gather more information on insurance and liability. Kingsland Police has asked to use the airport for two dates in November.

Sheriff Phillips explained that Kingsland Police Department wants to use the airport for a Law Enforcement driver safety course. They would notify FAA to flag the airport as closed for the day of training and would have a designated person on site to ensure that no planes were nearby during the training itself. The training would allow for Law Enforcement to practice reaction times and driver safety.

The board is willing to discuss further at a later meeting date.

Public Comments

Sheriff Phillips thanked the Board of Commissioners for their support. Sheriff Phillips talked about the department's need for a couple of cars that he will be using SPLOST funds to purchase, and his discussion with County Administrator Hull to phase out aging cars over the next several years. Sheriff Phillips also discussed potentially switching vehicle makes and models to be more cost effective.

Chairwoman Benefield asked Teresa Guinn, Chairwoman of the Board of Elections, to come to the podium. Chairwoman Benefield stated that the board is aware of the situation in the elections office, so they will not be discussing any matters from the elections office this evening.

Chairwoman Benefield asked Antwon Nixon to come to the podium and thanked him for his service to Charlton County. Chairwoman Benefield stated that the board is aware of Mr. Nixon's request and has decided to allow him to move forward with the request.

County Attorney's Action Items

1. Motion to Enter Executive Session to Discuss Personnel and Potential Litigation

Commissioner Crews motioned to enter executive session to discuss personnel and potential litigation. Commissioner Jones seconded the motion. The motion carried unanimously.

Chairwoman Benefield, Commissioner Crews, Commissioner Everett, Commissioner Jones, Commissioner Gowen, County Attorney Adams, and County Clerk Nettles entered executive session at 6:30 PM.

Chairwoman Benefield, Commissioner Crews, Commissioner Everett, Commissioner Jones, Commissioner Gowen, County Attorney Adams, and County Clerk Nettles exited executive session at 6:58 PM. No action was taken.

County Administrator Comments

Commissioners' Comments

Next Meeting:

Adjourn

Commissioner Everett motioned to adjourn. Commissioner Crews seconded the motion. The motion carried unanimously.

The meeting was adjourned at 7:00 PM.

Alphya Benefield, Chairman

Madeline Nettles, County Clerk