

Charlton County Board of Commissioners
Regular Meeting Minutes
St. George Community Room
13063 Florida Avenue
St. George, GA 31562
Thursday, October 2nd, 2025
6:00 PM

10/2/2025 - 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

The invocation was led by Chairwoman Benefield.

Adoption of the Agenda

Commissioner Everett motioned to adopt the agenda. Commissioner Gowen seconded the motion.

The motion carried unanimously.

Adoption of the Minutes

1. Motion to Approve the September 18th Special Called Meeting, Workshop Meeting, and Regular Meeting Minutes

Commissioner Everett motioned to adopt the minutes as presented. Commissioner Crews seconded the motion. The motion carried unanimously.

Presentations

Public Hearings

Petitions

Purchasing Items

Grants and SPLOST Projects

Agreements

1. Okefenokee Rural Electric Membership Company Utility Right-of-Way Easement Agreement

County Administrator Hull discuss the easement, which would allow Okefenokee Rural Electric Membership Company (OREMC) to place a transformer at the Georgia Bend Fire Station near the center of the property. The easement would run from the existing power pole, through the center of the property where the transformer will be located, to the tower.

Commissioner Jones asked if Gary Tippins has reviewed the placement. County Administrator Hull stated that Mr. Tippins is aware and agrees with the placement.

Commissioners Jones asked about the OREMC antenna that they had discussed placing on the tower. County Administrator Hull stated they are still discussing it with OREMC.

Commissioner Jones motioned to approve the utility right-of-way easement agreement. Commissioner Everett seconded the motion. The motion carried unanimously.

2. Motion to Authorize County Administrator Hull to Execute an Amendment with the Georgia State Property Commissioner for the Lease of Classrooms for Coastal Pines Technical College

The agreement is for a reduction in classroom size needed for the adult education center. Coastal Pines will be vacating Room 119 and will be focusing the classroom to be in Room 120. The agreement will also reduce the monthly rent once the other classroom has been vacated.

Commissioner Jones asked if both were used at one point. Commissioner Gowen asked if Coastal Pines has reached out about the reduction or if County Administrator Hull had asked Coastal Pines. County Administrator Hull had asked about the possible reduction several months prior and then Coastal Pines reached back out to discuss it further.

Commissioner Crews motioned to authorize the amendment to the agreement. Commissioner Everett seconded the motion. The motion carried unanimously.

3. Motion to Authorize County Administrator Hull to Execute a Memorandum of Understanding with the University of Georgia for the Agriculture Center and 4-H Services

The agreement is a continuation of the same agreement year after year, including the reimbursable pay from UGA.

Commissioner Jones motioned to authorize County Administrator Hull to execute a Memorandum of Understanding with the University of Georgia for the Agriculture Center and 4-H Services. Commissioner Gowen seconded the motion. The motion carried unanimously.

4. Motion to Authorize County Administrator Hull to Execute an Agreement with EPD for the Scrap Tire Abatement Reimbursement Grant Program

Joanna Powerll, Community Development Director, presented the item.

The Scrap Tire Abatement program will run from November 3rd to November 7th, 2025.

While still discussing item number three under Agreements, Commissioner Gowen asked about doing the event once a year versus twice a year. Mrs. Powell answered the question during under this event's discussion. Previous attempts at doing two events per year led to one event being unsuccessful and the other being more successful. When only attempting one event a year, the event yielded higher success.

Commissioner Jones motioned to authorize County Administrator Hull to execute an agreement with EPD for the Scrap Tire Abatement Reimbursement Grant Program. Commissioner Gowen seconded the motion. The motion carried unanimously.

Ordinances

Resolutions

1. Motion to Adopt the Resolution Dissolving the Solid Waste Management Authority

County Administrator Hull recently discovered the authority is out of compliance with DCA and recommends dissolving it, as the county no longer owns the Chesser Island Landfill.

Commissioner Jones asked if there was any liability that the county would assume by disbanding the authority, such as the water testing. County Clerk Nettles talked about the water testing currently being done through an annual contract signed by the Board of Commissioners. County Attorney Adams stated the county may currently be liable as the authority is unmanned.

Commissioner Crews talked about the previous landfill, stating that Chief CL Lewis would be able to discuss it further.

County Administrator Hull stated that when he spoke to EPD, all responsibilities were on Waste Management for Chesser Island. Commissioner Jones clarified that this does not include the closed landfills.

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

Miscellaneous

1. Motion to Enter Executive Session to Discuss Personnel

Commissioner Gowen motioned to enter executive session to discuss personnel. Commissioner Crews seconded the motion. The motion carried unanimously.

Chairwoman Benefield, Commissioner Crews, Commissioner Everett, Commissioner Jones, Commissioner Gowen, County Attorney Adams, County Administrator Hull, and County Clerk Nettles entered executive session at 6:23 PM to discuss personnel.

County Administrator Hull exited executive session at 6:28 PM.

Chairwoman Benefield, Commissioner Crews, Commissioner Everett, Commissioner Jones, Commissioner Gowen, County Attorney Adams, and County Clerk Nettles exited executive session at 7:18 PM.

No action was taken.

County Attorney's Action Items

Public Comments

Joel Shivar, Director of Parks and Recreation, reminded the board of the POW-WOW in St. George this weekend. Director Shivar also discussed Connie Bass being out of office for a substantial amount of time for personal reasons and ask that she remain in everyone's thoughts and prayers.

County Administrator Comments

County Administrator Hull discussed the Hazard Mitigation Grant for the Warning Signs. The grant was originally presented as a grant with a certain match requirement, but the grant is actually a reimbursable grant. The reserve

account would be used to pay for the costs up front and would then be reimbursed by the Federal and State governments when the funds are released.

Commissioner Jones stated that previous EMA Director, Bruce Young, was supposed to be looking into finding signs that were a more basic model than originally proposed. County Administrator Hull reported that according to GEMA any changes to the scope would require it to go back to FEMA which may or may not be approved.

County Administrator Hull stated that he will bring this item back before the board.

Commissioner Jones asked EMA Director Tiffany Yearwood about her previous experience. Glynn County did not have warning signs, but Camden County did have them, and Glynn was looking at getting some for themselves. Director Yearwood stated the signs would be useful for EMA and all other public safety needs. Commissioner Jones stated he was fine with moving forward as long as the county will actually be reimbursed.

Commissioner Crews motioned to approve the purchase of the Hazard Mitigation warning signs with the reserve account funds, to later be reimbursed by the grant funds. Commissioner Gowen seconded the motion. The motion carried unanimously.

Commissioners' Comments

Commissioner Jones and Director Shivar talked about the partnerships with the non-profits and asked about progress on moving forward with the agreements. County Administrator Hull stated that he has found out the ACCG is not going to cover non-profits who will be taking a percentage of profit. County Administrator Hull stated that he has asked both groups to cease and desist until insurance coverage can be resolved.

Commissioner Crews asked Director Shivar how long his workers were at the concession stand on the clock. They were there from 8:30 AM to 2:30 PM. Commissioner Jones asked if the profit was enough to cover the cost to pay people to work it. Director Shivar said it was.

Chairwoman Benefield stated that she wants clarification on if the county was looking into insuring the non-profit groups. County Administrator Hull stated that the county cannot.

Chairwoman Benefield asked County Administrator Hull meet with Commissioner Gowen and herself to provide an update on the pending 2026 budget at the earliest convenience. Chairwoman Benefield desires to know where the budget is and what the particulars of next year's budget will be.

Chairwoman Benefield thanked everyone in attendance for coming to the meeting.

Next Meeting:

1. Regular Board of Commissioner Meeting- October 16th, 2025, at 6:00 PM

Adjourn

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

The meeting adjourned at 7:30 PM.

Madeline Nettles, County Clerk