

AGENDA
MERIWETHER COUNTY BOARD OF COMMISSIONERS
JANUARY 27, 2026
6:00 PM

I. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND OTHER ELECTRONIC DEVICES.

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. ADOPT AGENDA

V. PRESENTATIONS

VI. FINANCE REPORT

VII. DEPARTMENT HEADS

VIII. CITIZEN COMMENT

Speakers must contact the County Clerk at a.stephens@meriwethercountyga.gov or 706-672-3460 on or before the dates and times listed below in order to be placed on the Agenda to speak. Speakers must provide their name, address, and topic they wish to discuss.

- For the 1st Monday of the month 6:00 p.m. meeting – Speakers must e-mail or call before 5:00 p.m. on the day of the scheduled meeting.

- For the 4th Tuesday of the month 6:00 p.m. meeting – Speakers must e-mail or call before 5:00 p.m. on the day of the scheduled meeting.

Speakers must direct their remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of Commissioners. No questions will be asked by any of the Commissioners during Citizen Comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once unless the Board votes to suspend this rule.

IX. MINUTES

1. Minutes, January 12, 2026, Regular Meeting 6:00 p.m.

X. PUBLIC HEARING

1. Case #PC25-14 - Request from James Flournoy located at 140 Sheri Lynn Lane, Parcel #074-02, for the special use of three lots in his manufactured home park to allow for recreational vehicles.
2. Case #PC25-15 - Request from John Parker to rezone parcel 164-046 (445.29 acres, Hwy 85 and Alvaton Road) from LDR to NHC.

XI. APPOINTMENTS

1. Appointment to the Lake Meriwether Advisory Board to fill an unexpired term that will end on 1-28-2028

XII. UNFINISHED BUSINESS

1. Set Public Hearing for 2-acre lots — This *item was tabled from the November 25, 2025, Regular Meeting.*
2. Update on Revisions of Lease Agreement between Public Service Towers Inc. (PSC) and Meriwether County

XIII. NEW BUSINESS

1. Approval of Banking and Financial Services and Signatures for 2026
2. Consideration of Engineering Services for the administration of the 2026 LMIG Bid Process
3. Consideration of new Intergovernmental Agreements between Meriwether County and all Cities for Animal Control
4. Approval of ACCG GCIP Grant Agreement for Probate Court Intern
5. Approval of Grease Trap Replacement at Meriwether County Jail
6. Approval of Grinder Station Replacement for Main Sewer Line at Meriwether County Jail
7. Approval of Audit-Related Budget Amendments
 - a. 2025 TSPLOST
 - b. General Fund

XIV. REPORT FROM COUNTY ADMINISTRATOR

XV. REPORT FROM COUNTY COMMISSIONERS

XVI. REPORT FROM COUNTY ATTORNEY

XVII. FUTURE MEETINGS & NOTICES

1. Monday, February 9, 2026, Regular Meeting at 6:00 p.m.
2. Closed in Observance of President's Day on Monday, February 16, 2026
3. Tuesday, February 24, 2026, Regular Meeting at 6:00 p.m.
4. Monday, March 9, 2026, Regular Meeting at 6:00 p.m.

XVIII. EXECUTIVE SESSION

1. Litigation
2. Personnel
3. Real Estate
4. Tax Matters

XIX. ADJOURNMENT

Meriwether County BOC is inviting you to a scheduled Zoom meeting.

Topic: Meriwether BOC

Time: Jan 27, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89380347685?pwd=aOJR9qhjxbXV1znYi1vUwLcdY3uSHU.1>

Meeting ID: 893 8034 7685

Passcode: 292046

To: Board of Commissioners

From: Allyson Stephens, County Clerk

Subject: Public Hearing PC25-14

Date: 1/9/2026

Commissioners,

The applicant is requesting a Special Use Permit to allow RV parking on three (3) lots within an existing manufactured home park located at 140 Sheri Lynn Lane.

The Planning Commission reviewed the request and recommended denial at its November 17, 2025 meeting.

County staff reviewed the request and identified conditions that could be applied if the Board chooses to approve the permit, including limits on length of stay, required vacancy periods, reporting requirements, and no permanent structures.

Following the public hearing, the Board may approve with conditions, deny the request, or table the item for additional information.

To: Board of Commissioners

From: Allyson Stephens, County Clerk

Subject: Public Hearing PC25-15

Date: 1/9/2026

Commissioners,

The applicant is requesting approval to rezone approximately 445.29 acres from LDR (Low Density Residential) to NHC (Neighborhood Highway Commercial). The request is intended to allow for small retail uses, including items such as retail, hardware store, softball facility, and camping-related uses.

The Planning Commission reviewed the request and recommended denial at its November 17, 2025 meeting.

County staff reviewed the request and identified conditions that could be applied if the Board chooses to approve the rezoning, including limitations on use, compliance with applicable codes, and requirements for final site and layout approval prior to development.

Following the public hearing, the Board may approve the request with conditions, deny the request, or table the item for additional information.

To: Board of Commissioners

From: 
John Gorton, County Administrator

Subject: Set Public Hearing for 2-acre lots - This item was tabled from the November 25, 2025, Regular Meeting

Date: 01/23/2026

Commissioners,

A date needs to be established for the public hearing regarding the proposed ordinance change allowing 2-acre lots. Staff has been working on the required revisions to the ordinance and needs adequate time to finalize the document for legal review. Following legal review, the County must provide public notice of the hearing for a minimum of 15 days and a maximum of 45 days.

Staff recommends setting the public hearing for March 24, 2026, at 6:00 p.m. This date allows sufficient time to complete the necessary ordinance revisions, obtain legal review, and provide proper public notice.

To: Board of Commissioners

From: 
John Gorton, County Administrator

Subject: Update on Revisions of Lease Agreement between Public Service Towers Inc. (PSC)
and Meriwether County

Date: 01/23/2026

Commissioners,

PSC has responded with two proposed revisions that they are not willing to modify. The first revision concerns the venue for any disputes; PSC requests that the venue remain in Taylor County or a neighboring county. Legal has advised that litigation could occur in any county, but Meriwether County is preferred.

The second revision relates to Item 29(j), which addresses consequential damages. The proposed work will not occur within the existing fenced area. Instead, a secondary fence will be constructed outside the current perimeter to house the power equipment required for the tower.

Staff recommends approval of the contract with the venue set in Taylor County, acceptance of Item 29(j) as written, and authorization for the Chairman or Vice-Chair to execute the agreement.

To: Board of Commissioners

From: 
John Gorton, County Administrator

Subject: Approval of Banking and Financial Services and Signatures for 2026

Date: 01/23/2026

Commissioners,

The Meriwether County Board of Commissioners currently uses four banks in Meriwether County. F&M Bank and Colony Bank are both in Manchester. First Peoples Bank in Greenville, and United Bank in Woodbury. The County has four accounts with the Local Government Pool (LGIP) account.

For 2026, the designated check signers will include County Administrator John Gorton, Finance Director Tammy Lackey, Chairman Emmett Collins, Vice-Chair Jennifer Snelson, and County Clerk Allyson Stephens

BOARD OF COMMISSIONERS

Chairman Emmett Collins, District 3
Vice-Chairman Jennifer Snelson, District 2
Commissioner Gene King, District 1
Commissioner Bryan Threadgill, District 4
Commissioner Adam Worsley, District 5
County Administrator, John Gorton
Allyson L. Stephens, County Clerk
Nathan T. Lee, Attorney

To: Board of Commissioners

From: 
John Gorton, County Administrator

Subject: Consideration of Engineering Services for the Administration of the 2026 LMIG Bid Process

Date: 01/23/2026

Commissioners,

This item is for consideration to allow EMC Engineering, Inc. to perform the 2026 LMIG Bid Process. EMC Engineering, Inc. previously performed these services for the 2025 LMIG Bid Process, which included preparing the RFP, drafting contracts, managing all documentation related to bid award, and overseeing the LMIG project.

To: Board of Commissioners

From: 
John Gorton, County Administrator

Subject: Consideration of new Intergovernmental Agreements between Meriwether County and all Cities for Animal Control

Date: 01/23/2026

Commissioners,

Staff is proposing an updated Intergovernmental Agreement (IGA) for Animal Control Services to be provided within Meriwether County for adoption by all municipalities located in the County.

The proposed IGA has been reviewed and approved by legal counsel. A fee must be established in Section 1.7 for animals housed at the County shelter, in addition to applicable veterinary expenses.

Approval by the Board of Commissioners is required before the IGA is distributed to the municipalities for adoption.

To: Board of Commissioners
From:  John Gorton, County Administrator
Subject: Approval of ACCG GCIP Grant Agreement for Probate Court Intern
Date: 01/23/2026

Commissioners,

Each year, the ACCG GCIP offers grant opportunities for interns, available to any department within the County. In recent years, the Probate Court has received an intern through this grant for 2026.

This grant operates on a reimbursement basis, providing an opportunity for interns to gain hands-on experience in the designated department.

Staff recommends approval and authorization for the Chair or Vice-Chair to sign the agreement, pending legal review of the contract.

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Allyson L. Stephens, County Clerk
Nathan T. Lee, Attorney

To: Board of Commissioners

From:  John Gorton, County Administrator

Subject: Approval of Grease Trap Replacement at Meriwether County Jail

Date: 01/23/2026

Commissioners,

Max Plumbing is currently performing repairs on the Meriwether County sanitary sewer lines at the Jail and has discovered additional damage to the sanitary line connected to the grease trap. This line consists of older metal piping and is in need of repair.

Since Max Plumbing is already working in the area and has provided a repair quote of \$19,929.00, and because the company has agreed to the previously established terms requested by legal counsel, staff recommends allowing Max Plumbing to complete this additional work in conjunction with the existing project.

Funding for this repair will be provided through SPLOST.

Staff recommends approval of this request and authorization for the Chair or Vice-Chair to execute the agreement.

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To: Board of Commissioners

From: 
John Gorton, County Administrator

Subject: Approval of Grinder Station Replacement for Main Sewer Line at Meriwether County Jail

Date: 01/23/2026

Commissioners,

The existing grinder station currently in service is no longer effectively addressing foreign material issues at the County Farm lift station, which flows to the Greenville Wastewater Treatment Plant. To resolve this issue, a new manual bar screen will be installed as a sealed unit to isolate the water flow. This system will prevent debris from bypassing the screening process and significantly reduce the number of debris entering the waste channel without being properly screened.

The cost of the system is \$19,400.00, with funding to be provided through SPLOST.

Staff recommends approval of this request and authorization for Environmental Instrumentation and Calibration to install the required equipment.