

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS

May 23, 2023

6:00 P.M.

Commissioners Present: Chairman Bryan Threadgill, Vice Chairman Gene King, Commissioner Rosla Plant, Commissioner Emmett Collins, and Commissioner Adam Worsley

Commissioners Absent: Chairman Bryan Threadgill

Staff Present: County Administrator Michelle Irizarry, Deputy County Clerk Allyson Stephens, and County Attorney Michael Hill

Staff Absent: Finance Director Bill Gregory and County Clerk Beverly Thomas

I. CALL TO ORDER

Chairman Bryan Threadgill called the meeting to order at 6:00 p.m.

II. INVOCATION

The Invocation was given by Commissioner Adam Worsley

III. PLEDGE TO THE FLAG

All

IV. ADOPT AGENDA

The motion was made by Commissioner Plant and seconded by Commissioner Worsley to adopt the Agenda with the following changes: *Remove #6 under New Business Set Public Hearing for Case Number 2023-009 Crawford rezoning from RR to Industrial, Parcel #073-011-007, 7.09 acres on the corner of Todd Road and Roosevelt Hwy. Remove #11 under New Business Meriwether County Fire Rescue Fee Schedule for providing Emergency Services at Private Events. Add #10 under New Business Discuss Request from Commissioner Worsley to allow staff to prepare an RFP for the Tax Building consisting of all soffits, exterior trim, exterior windows, and exterior doors. Change #2 under New Business from Allow certification of road closure from Case 2023-006- Twin Lakes Road from Jimmy Clark Road to Rat Road to read: Allow certification to be recorded in minutes of the road closure from Case 2023-006-Twin Lakes Road from Jimmy Clark Road to Rat Road.* All were in favor of Adopting the Agenda with the changes.

V. PRESENTATIONS

None

VI. FINANCE REPORT

Administrator Irizarry explained that Finance Director Bill Gregory was absent, but there was a new Financial Report that was placed at each Commissioner's desk as there was a typo on the Finance Report that was in their package. Administrator Irizarry stated that the General Fund still looks very strong but reminded the Board of Finance Director Bill Gregory's statement at the last meeting that most of those collections come in from the revenue from property tax which is collected at the end of the year and our fiscal year ends September 30th. Vice Chairman King asked Administrator Irizarry how often the County was to get a check from the landfill for the

tipping fees. Administrator Irizarry stated she had provided a report to the Board on how much has been received to date and was not sure how that money comes in, if it is quarterly or annually, but she would find out and let the Board know. Vice Chairman King asked if this could be a line item on the report as he is not sure when it comes in and then is told it is deposited. Administrator Irizarry stated that we can add a line item for that. Vice Chairman King asked the last time there had been an audit to verify what has been received. Administrator Irizarry explained that there are two fees that come in, one is the HOST fee and the other is the Tipping Fee. Administrator Irizarry explained that the HOST fees go to the Water and Sewer Authority and are used to pay the Bond payments for the Water and Sewer Authority. Vice Chairman King asked if the HOST fees are monthly amounts. Administrator Irizarry stated they are quarterly amounts that are already dedicated, and the Tipping Fees go into the General Fund and there are obligations for those as well and the remainder goes into Operations. Vice Chairman King stated that the citizens of Meriwether County have been promised when the landfill came in that the dirt roads were going to be fixed and repaired and it is his understanding that whenever we receive those payments they are being allocated to bonds or other areas and when we start preparing the Budget for this year there is focus on making sure the County is getting the funds we need. Vice Chairman King stated that his goal by the end of this year, 2023, is to finally get our dirt roads in Meriwether County to a maintenance stage, not major repair stages as this has been discussed for 25 years and that is all he hears about once a week since he became Commissioner. Vice Chairman King stated he is almost at the point before he starts voting to put money here and here, the focus needs to be on the things the citizens are begging for. Vice Chairman King stated that he would like to see the list that Administrator Irizarry. Administrator Irizarry stated that Finance Director Bill Gregory couldn't be there, but she had him pull the numbers. Vice Chairman King thanked Administrator Irizarry.

VII. CITIZEN COMMENT

None

VIII. MINUTES

Motion was made by Vice Chairman King and seconded by Commissioner Collins to approve the Minutes from the May 10, 2023, 9:00 a.m. meeting. All were in favor.

IX. PUBLIC HEARING

None

X. APPOINTMENTS

None

XI. NEW BUSINESS

1. Budget Request from District Attorney.

District Attorney Herb Cranford introduced himself to the Board and explained he is the D.A. for the Coweta Circuit. D.A. Cranford explained that we are a five-County Judicial Circuit that includes Meriwether, Coweta, Troup, Heard and Carroll Counties. D.A. Cranford explained there are 50 Judicial Circuits in the State of Georgia, and each Judicial Circuit has one District Attorney and have as many Superior Court Judges as the caseload requires. D.A. Cranford stated that this Judicial Circuit is the 5th highest in population and the 4th highest in felony caseload, largely in part in his opinion is the circuit makes up 5 counties close to Atlanta. D.A. Cranford

stated we are the only circuit that has two counties with over 100,000 people and also one of the smallest counties in the State with Heard County having 10,000 people. D.A Cranford stated we are a diverse circuit, and his offices depends on all the counties in the circuit working together to fund the D.A.'s Office particularly funding salaries for people. D.A. Cranford appreciates what Meriwether County has done in the last couple of years. D.A. Cranford stated that one of the things that he wanted to do when he became District Attorney in 2018 was start a pre-trial diversion program throughout the circuit which is done on a county-by-county basis and requires someone to supervise people in pre-trial diversion. D.A. Cranford explained that the diversion program is for small crimes and typically for younger people in which if they pay money back, submit to drug testing, and community service then they won't have to plead guilty to the crime. D.A. Cranford explained this was not a program for violent crimes or high-dollar crimes and the program was started in Meriwether County working with the misdemeanor probation to supervise and he believes this is working well. D.A. Cranford explained that by Georgia statute, every fine paid during pretrial diversion goes directly to the county, whereas if someone pleads guilty and pay a fine, the money goes the State of Georgia. D.A. Cranford did not have the amount of funding that had gone to the County this year from the pre-trial diversion program but did state that they are regularly putting people into the pre-trial diversion program. D.A. Cranford stated there is a state court with a solicitor in Meriwether or Heard County and their office is handling every crime that comes through Meriwether County from Probate Court to Superior Court with felonies and if it is a criminal justice issue the D.A.'s office is dealing with it in Meriwether County. D.A. Cranford stated that he appreciated the support of the Board as well as the Sheriff and the support when they attempted to split the circuit in 2019 and we are already further along this time. D.A. Cranford stated that he anticipated other counties coming on board with a resolution, but wanted it noted that Meriwether County took the lead and was the first of the five counties in the circuit to do a resolution and Troup County and Coweta County have now followed. D.A. Cranford stated that every D.A.'s Office gets a certain amount of state-funded personnel and if you split the offices into two D.A.'s Offices you are basically doubling the number of state-funded staff for the D.A.'s Office. D.A. Cranford explained this will help to add people to the D.A.'s Office to serve the people of Meriwether County. D.A. Cranford stated that the proposal would be for Coweta, Meriwether, and Troup to be its own circuit. D.A. Cranford explained to the new Board members that the previous Board raised the D.A.'s budget last year, allowing him to give raises to employees in the office. D.A. Cranford stated he is requesting the increase this year because last year the Superior Court Judges increased the supplement they get from the counties and explained in the 90's the D.A.'s Budget was basically tied with the Superior Court Judges' supplement and was 90% of their supplement. D.A. Cranford stated the Superior Court Judges' supplement was raised again in the 2000's and then again last year and he is requesting that his salary be raised to 90% of the Superior Court Judges' salary as it had been in the past. D.A. Cranford stated that he is requesting 7% of what will be his new supplement which is a \$3,150 increase to the D.A. Budget. D.A. Cranford stated he wanted to be transparent to the Board and everyone watching that he feels he has a difficult job but enjoys his job and feels it is appropriate that the D.A.'s salary remain attached to the Judges' salary. D.A. Cranford thanked the Board for the office accommodation being provided to his staff. Chairman Threadgill stated this has also allowed us to get to know the staff as well. Commissioner Worsley clarified with D.A. Cranford that to get the D.A. to the 90% threshold with the Superior Court Judges' salary it would be 7% at an amount of \$3,150. D.A. Cranford confirmed. Chairman Threadgill stated to D.A. Cranford that he does a great job, and we

appreciate his staff and the Board is always open for him to come and speak to them at any time and again thanked him for all that he does. Chairman Threadgill stated that this would be put on the next Agenda for a decision and thanked D.A. Cranford for coming to address the Board.

2. Allow certification to be recorded in the Minutes of the Road Closure from Case 2023-006-Twin Lakes Road from Jimmy Clark Road to Rat Road.

Administrator Irizarry stated pursuant to O.C.G.A. 32-07-02 a letter was sent to the City of Gay to let them know the road had been abandoned by the County as well as an email to the Mayor. Administrator Irizarry stated that the Mayor of Gay did respond and stated that hand delivering a letter to the Town of Gay was not necessary because it was already discussed in their May 8, 2023, meeting and they will not pursue annexing Twin Lakes Road as the town has no funds to annex and maintain a dirt road. Administrator Irizarry asked Attorney Hill if they still need to provide a 30-day waiting period. Attorney Hill stated to have a road officially abandoned it must be certified in the minutes. Attorney Hill stated that the Town of Gay was given the opportunity and has addressed that they would not be annexing the road and the Board can now certify this in the minutes as they have provided the Town of Gay the opportunity under Georgia law. A motion was made to certify in the Minutes the Road Closure from Case 2023-006- Twin Lakes Road from Jimmy Clark Road to Rat Road by Vice Chairman King and seconded by Commissioner Worsley. All were in favor.

3. Award LMIG Bids

Administrator Irizarry stated that Bids were received on May 19, 2023, by 12:00 noon. At 12:01 p.m. the bids were opened publicly. Only one bid was received from Piedmont Paving, LLC in the amount of \$2,408,548.54. Administrator Irizarry stated that everything was in order with the bid including the bid bond. The original estimate per Administrator Irizarry when moving forward with LMIG was at \$2.2 million, which was not very far off. Administrator Irizarry stated that staff recommendation is to award the 2023 LMIG contract to Piedmont Paving, LLC. Administrator Irizarry reminded the Board that the County receives \$750,000 from GDOT for LMIG, and we received an additional \$525,000 from GDOT which would leave a balance of \$1,133,548.54 which is the 30% match required for LMIG and staff recommends using SPLOST funding for that. Commissioner Worsley asked if the balance to come from SPLOST in the account today. Administrator Irizarry answered yes. Commissioner Worsley asked what the balance would be once that amount is used. Administrator Irizarry stated it is a combination of the SPLOST, the LGIP, and the 2020 SPLOST. Chairman Threadgill stated this is how he does the line item and asked if this was the current balance as of today. Administrator Irizarry stated that this is what Finance Director Bill Gregory has reported but can also use TSPLOST if the Board would feel better doing that. Administrator Irizarry stated that traditionally we have used SPLOST for the 30% match. Commissioner Worsley stated that he was fine using SPLOST but wanted to know what the balance would be after using SPLOST as it doesn't look like the amount is currently there. Administrator Irizarry stated that if the Board wanted to use TSPLOST it could. Chairman Threadgill stated it he felt it would be fine to use SPLOST, but he would like to see the line items lined up. Administrator Irizarry stated that there will be a few more months of SPLOST collection. Commissioner Worsley stated that is much different than saying it is there. Chairman Threadgill stated he is sure the funds are there; it is just laid out different. Commissioner Plant stated that Trammel Bottom road is a concern and with the Board voting on LMIG, there is an opportunity to repair 14 locations on Trammel Bottom Road as it is right around the corner from Forrest. Commissioner Plant stated it would take an additional \$28,000 to make the repairs. Commissioner Plant had a picture showing one of the locations. Mr. Bill

Cawthorne stated there are much deeper and wider locations on Trammel Bottom Road and it was part of the LMIG contract in 2017. Commissioner Worsley asked Commissioner Plant what it was she was asking for. Commissioner Plant stated she was asking for an additional \$28,000 to be added to LMIG. It was her understanding that if the bid is awarded tonight, when the contract comes in, it could be added as an addendum. Vice Chairman King asked where the estimate came from for \$28,000. Mr. Cawthorne stated he went out and measured the square footage of all 14 areas and came up with his estimate. Vice Chairman King asked if this would be the County packing the holes or Piedmont. Mr. Cawthorne stated that there is no way that the County could patch the areas as some of them are 75 feet long by 15 feet wide and will require paving equipment to take care of the problem. Vice Chairman King asked if we had called someone to find out the price is going to be \$28,000. Mr. Cawthorne stated that he contacted the estimator with Piedmont Paving and found out what the per ton cost would be for deep patches and used that as an estimate. Mr. Cawthorne stated it was an opportunity, as a citizen called regarding the road being paved previously and then being torn up. Mr. Cawthorne stated that most of the road is in good shape, but the 14 areas in question are in pretty bad shape. Mr. Cawthorne explained that if the contract is awarded to Piedmont Paving, then they will be within 100 feet of Forrest Road and save on mobilization. Commissioner Plant explained to save it before it gets worse. Commissioner Worsley stated that he agreed if we are going to have equipment in the area, to get as much work done in that area to save the cost later. Commissioner Worsley then asked where this road falls on the priority list because he doesn't want to pull one that is worst in the place of this one. Mr. Cawthorne stated that it is not the worst road, but he would hate to see a road that the County has put a good bit of money in, fall all to pieces over some isolated patches. Chairman Threadgill asked when the road was last resurfaced. Commissioner Plant and Mr. Cawthorne stated that was done in 2017. Mr. Cawthorne stated that it can be put on the list for the next LMIG, however the holes will grow, and the cost will increase. Commissioner Worsley stated that it is smart to go ahead and do the repairs while there is equipment in the area. Vice Chairman King hoped that Mr. Cawthorne was close on the amount. Mr. Cawthorne stated he is not to the penny, but pretty close on his estimation. A motion was made by Commissioner Worsley and seconded by Commissioner Collins to award the 2023 LMIG contract to Piedmont Paving, LLC, as recommended by staff. All were in favor. Commissioner Collins stated that with the amount of logging going on the logging companies need to be held accountable. Chairman Threadgill stated that we started with the filming and requiring the production company to issue a road bond.

4. Accept highest bid for Church Street surplus property

Administrator Irizarry reminded the Board there was a piece of property on Church Street that was declared surplus, that is a 0.17-acre piece of property. Administrator Irizarry stated the Parcel# is 168A-040 and this was advertised and there was a bid opening on May 15, 2023, at 3:00 p.m. Administrator Irizarry stated that the bid had a minimum threshold amount of \$2,400. Administrator Irizarry stated that there was one bid received at the bid opening and attending the bid opening was herself, Deputy Clerk Allyson Stephens and Planning and Zoning Director Cassandra Sharpe. Administrator Irizarry stated the only bid received was from Mr. Willis Everett and it was in the amount of \$5,500. A motion was made by Vice Chairman King to accept the bid for Parcel# 168A-040 in the amount of \$5,500 from Mr. Willis Everett. This was seconded by Commissioner Plant. All were in favor.

5. Addendum to Misdemeanor Probation Agreement

Administrator Irizarry stated a letter was received from CSS Probation, which handles the misdemeanor probation, requesting to add some wording to the current Agreement.

Administrator Irizarry stated that CSS was notified that the current Probation Agreement that was approved recently needed more language. Administrator Irizarry stated that under the Agreement under Item D: Scope of Service, it currently reads "*monitor and collect payments for fines, court costs, and restitution as ordered by the Court.*" Administrator Irizarry stated CSS is requesting it to be changed to read: "*monitor and collect payments of fines, court costs, and restitution as ordered by the court and in accordance with state law per O.C.G.A. 17-14-8.*"

Administrator Irizarry stated this has been reviewed by legal and this is the only change requested and there was no problem with changing the language in the Agreement. Administrator Irizarry advised staff recommended approval. County Attorney Hill stated this was a small change and is simply stating the statute. A motion was made by Commissioner Worsley to accept the change and allow the Chair to sign. This was seconded by Commissioner Plant. All were in favor.

6. *Set Public Hearing for Case number 2023-009 Crawford rezoning from RR to Industrial, Parcel #073-011-007, 7.09 acres and Parcel# 073-011, 10.72 acres on the corner of Todd Road and Roosevelt Highway. – Removed from Agenda*

6. Set Public Hearing for Text Amendment to the Meriwether County Zoning Ordinance- Filing or recording of a Plat and definition of Plat, minor final

A motion was made to set the Public Hearing for Text Amendment to the Meriwether County Zoning Ordinance – Filing or recording of a Plat and definition of Plat, minor final for the June 27, 2023, 6:00 p.m. Meeting by Commissioner Plant and seconded by Commissioner Worsley. All were in favor.

7. Letter of Support from Meriwether County to accompany the Warm Springs 2023 CDBG Application to fund the completion of their water project in the Parham area

Administrator Irizarry explained this is just a letter of support for the City of Warm Springs to move forward. Chairman Threadgill asked if this letter would be from the entire Board.

Administrator Irizarry stated that the letter would be from the entire Board and signed by the Chairman. A motion was made by Commissioner Worsley and seconded by Commissioner Plant for a Letter of Support from Meriwether County for the City of Warm Springs and allow the Chair to sign. All were in favor.

8. Request from Meriwether County IDA for assistance of road improvements for access to KB Autosys at Industrial Park

Administrator Irizarry stated there was information in the packet and this is for the entrance to KB Autosys in the Industrial Park to allow access off of a state route. Administrator Irizarry stated the initial cost estimate for the project was \$1.5 million dollars. The project was bid out and came in at \$879,000.00. Administrator Irizarry stated that what is needed now is a \$300,000.00 commitment from the Board of Commissioners. Administrator Irizarry explained that staff had looked into moving some funding from SCRTA/GRTA where the County was originally awarded for a road that will not be able to be done and is not a project that the we will move forward with. Administrator Irizarry stated that staff had requested those funds be transferred over to this project. Administrator Irizarry explained that \$100,00.00 is grant funding and \$150,00.00 is a loan, which leaves a difference of \$50,000.00 which is recommended to be paid with SPLOST. Chairman Threadgill verified that the County would be responsible for \$50,000.00 and asked how that would be funded. Administrator Irizarry stated that she originally

stated SPLOST but would like to change that funding to TSPLOST. A motion was made by Commissioner Worsley and seconded by Commissioner Collins to allow for the \$300,00.00 for support with the stipulation that the \$100,000.00 and the \$150,000.00 grant and loan be reallocated with the total commitment of \$50,000.00 to come from TSPLOST funds. All were in favor with Commissioner Rosla Plant abstaining from the vote.

9. **Request from the Meriwether County Airport Authority to increase loan for Hangar Construction at the Roosevelt Memorial Airport**

Administrator Irizarry stated that late last year the Meriwether County Airport came to the Board of Commissioners for the backing of a loan totaling \$1,742,720.00. Administrator Irizarry stated that the total of that loan was what was thought to be the total contract to put the new T-hangars and box hangars in as well as the sitework for the project. Administrator Irizarry stated that she included information in the packet, but the original estimate quoted for sitework for the project was \$437,200.00 and there was only one bid received that came in at \$620,640.00, which was a difference of \$183,440.00. The T-hangar themselves had an increase of \$61,000 which was not as significant as the sitework. Administrator Irizarry explained that there were four bidders for the hangar construction, however the cost of steel increased over time. Administrator Irizarry stated there is a deficit of \$291,212.00 and the request is for the Board to back the Airport Authority in raising the loan from \$1,742,720.00 to \$2,100,000.00. Chairman Threadgill asked if we knew how much the Airport will bring in once the hangars are completely filled.

Administrator Irizarry stated we do have information on how much the leases will bring in and there has also been a discussion of a possible increase the amount of the leases year over year, but that will have to be evaluated to make sure that it is within FAA guidelines. Administrator Irizarry stated that the amount that will be coming in is supposed to cover the note and the note was originally a 25-year note and is now at a 30-year note to be able to keep it at a level to where the lease revenue and personal property revenue will be able to cover the note. Chairman Threadgill stated that with the original note, the only reason the \$1.7 million dollars could be obtained was because of the backing of the Board. Chairman Threadgill stated this note was done based on Prime and changes every 5 years based on Prime. Chairman Threadgill asked if that was the case will this amount of money be added to the original loan, or will it be a separate loan since it may not qualify for that same Prime. Chairman Threadgill stated he did not think the Board would want to actually mess up what we already have with the Prime from last year.

Administrator Irizarry contacted President of F&M Bank, Mr. Allen Parham over the phone. Mr. Parham stated that he tried to join but was unable to get onto the Zoom. Chairman Threadgill asked Mr. Parham if the additional \$300,000.00 would be attached to the original \$1.74 million dollar loan or will it be a separate amount. Mr. Parham stated he spoke with Mr. Roger Murray, Bond Counsel and originally looked at doing this as a separate note as well as looking the option to add it to the current note and blending the rates. Mr. Parham stated the request from Bill was to increase the loan to \$2.1 million and the current Prime is 8.25%. Mr. Parham explained that if this was done as a separate note, the amount of interest would be the same amount you would pay if the rate was just increased on the current loan by adding the additional amount to it. Mr. Parham explained this will increase the current note's Prime rate to 5.5% which is an additional \$30,000.00. Mr. Parham stated another option would be to do it as a separate note, however there will be additional legal cost. Mr. Parham stated he and Mr. Murry did not contemplate that as it would be a lot more work to do it as a totally separate note. Mr. Parham stated he looked at this from the perspective of how to blend the rate. Mr. Parham stated that he didn't want to increase the rate on the entire note and the original note that was written was a 25-year fully amortized

note that will reset every 5 years to the then current Prime and the next reset date is in 2027. Mr. Parham was hoping to take the current rate of 4%, which was the Prime Rate on the original note and increase it to 5.5% until the next reset date. Mr. Parham stated that he also sent payment amounts on a 10,20-,25-, and 30-year option at Finance Director Gregory's request and stated that there may be an option when the rate environment moderates to look into a USDA loan which is a longer term if that is of interest to the County. Mr. Parham stated that there was discussion as well that the note may be repaid partially by future FAA reimbursements going forward. Chairman Threadgill asked Mr. Parham what we were looking at monthly as far as payments. Mr. Parham stated that with the rate of 5.5% on the 10-year option the payment would be \$22,878.00, 20-year option would be \$14,543.00, 25-year option would be \$12,998.00, and the 30-year option would be \$12,031.00. Mr. Parham stated by looking at the proforma the Airport Authority provided, the ad valorem and rent revenue is good and because there is a waiting list, there is an opportunity for the Airport to increase the rent on the units. Mr. Parham stated that before all of this discussion took place, he spoke with the Airport consultant and feels because these are 12-month leases, the rates could be increased and feels pretty strongly that they are under market with some of the neighboring facilities. Chairman Threadgill stated that with what Mr. Parham had stated, between the 25-year and the 30-year option, there is only a \$967 dollar a month difference and it cuts it by 5 years and the 25-year option may be the way to go. Mr. Parham stated that this is a 25-year amortized note and wants to make the payment as comfortable as possible so that the rent and ad valorem tax do offset. Commissioner Worsley asked if we knew what the revenue was? Chairman Threadgill stated that he didn't know, however at the time the waiting list was full, which is why they proceeded with backing the loan. Administrator Irizarry stated that when this was done, it was originally done on the 30-year option with the projection for this year's revenue to be around \$12,000. Mr. Parham stated that when he originally ran the numbers early on, the payments originally were around \$9,000 per month and he was showing about a 110 coverage on that. Mr. Parham stated that what was estimated for the additional t-hangars was \$500 per plane, estimated ad valorem tax per year, the current t-hangars are \$200 and the new t-hangars \$250 per month. Mr. Parham stated that he thinks per the Airport Authority meeting that one of the neighboring Airports was charging \$500 per month. Administrator Irizarry stated it was double what Meriwether County is charging. Chairman Threadgill suggested looking at an annual percentage increase instead of doubling the rent. Mr. Parham stated that the \$500 number for tax was an estimate, and the Tax Commissioner could possibly advise what we are receiving on the taxes now. Commissioner Worsley asked if the County was being asked to make the payment. Chairman Threadgill stated that the Airport Authority has income coming in to make the payment, the Board is being asked to back the loan. Commissioner Worsley stated if there is not enough revenue coming into the Airport Authority to make the payment then what. Chairman Threadgill stated then the County is liable for the payment. Mr. Parham explained to Commissioner Worsley that the Intergovernmental Contract between the Airport Authority and the Meriwether County Board of Commissioners is a guarantee on the loan and so that is what the bank's underwriting is primarily based on is the financial position of the County. Mr. Parham stated that he wants to be very transparent on that being that this is how they made their decision was the County was guaranteeing the loan with the Intergovernmental Contract. Chairman Threadgill stated that he would like to say that with the addition of the fuel farm and runway extension, the Authority was able to make monthly payments without and issue. Administrator Irizarry stated there are three sources of income which include the lease income, fuel sales income, and personal property tax income.

Commissioner Worsley stated that the Board needed to meet with the Airport Authority to figure out how aggressively they are going to overcome the deficit. Commissioner Worsley stated that he doesn't have a problem moving forward but wants to find out from the Airport Authority how they will remedy this. Chairman Threadgill asked Mr. Parham when the Airport Authority asked for the additional funding. Mr. Parham stated that the work is completed, but no money had been drawn on the loan yet. Mr. Parham stated this started about 60 days ago asking why there had not been any additional draws. Mr. Parham explained that he learned that there had been no draw because there was additional that was not available because the bid did not fall in line with the budget. Mr. Parham stated that it was determined that something was not adding up within the last month by the Airport Authority. Mr. Parham stated that they received the final numbers on the paving, and it was in excess of what was budgeted. Chairman Threadgill asked Mr. Parham if this were to be tabled tonight to allow them time to speak with the Airport Authority what the absolute deadline would be for him to move forward with the current rate. Mr. Parham stated there is not a deadline per se and they would hold the rate of 5.5% for the County so it wouldn't put the County in a bad spot if they needed 30 days. Chairman Threadgill stated he felt they could meet with the Airport Authority before the next daytime Board Meeting, and it wouldn't be 30 days but did agree with Commissioner Worsley there needed to be a meeting with them. Mr. Parham stated to Commissioner Worsley that in looking at the original proforma that they have basically gives the income side of the picture. Mr. Parham stated the projection was \$122,000 in annual income with the addition of the 10 hangars and as Michelle noted includes about \$8,800 per year in fuel and it continues to increase. Mr. Parham stated that with a \$12,000 payment per month the annual income would need to be \$144,000, which is still short of about \$22,000 and Mr. Parham feels this could be made up with some sort of graduated increase on rent as well as fuel. Commissioner Worsley stated that you need to have a plan on how to recover if you are over budget and we just can't be a basket catch-all. Commissioner Worsley stated he would like to hear the plan on how we are going to recover that and help it out. Vice Chairman King asked for an understanding on when the Airport Authority came before the previous Board, did they not come in with the bids to say this is how much we need. Vice Chairman King stated the purpose of the contract is that and the company cannot just come back and say we need extra money. Vice Chairman King stated he would like a line item and break down. Administrator Irizarry stated it was in the package and done by Lead Edge which is the Airport Consulting Group for the Airport Authority. Vice Chairman King asked if it was budgeted for \$400,000 and the bid came in at \$600,000, why did the consulting firm not come back and ask for additional money and proceed. Administrator Irizarry stated that would have to be asked to the Consulting Firm. Vice Chairman King stated that is why he would like someone at the meeting. Administrator Irizarry stated when the minutes were pulled from the Airport Authority meeting, it was approved by the Airport Authority to go with the one bid that was received from McCoy Grading for the sitework, however it was not in the minutes that there was an increase over the original amount. Vice Chairman King asked why they didn't come back when the bid did not fall in the budgeted amount. Administrator Irizarry asked if Vice Chairman King was talking about "they" as in the Airport Authority, because the Airport Authority found this out yesterday as well. Chairman Threadgill stated that the Airport Authority doesn't have a budget from the County. Vice Chairman King stated that the Airport Authority gave money to Lead Edge. Administrator Irizarry stated they need to be the one to answer these questions. Vice Chairman King stated that he has been in this business many years and has a bad taste for consulting groups knowing how to get more money if they want it because once you jump, you

got to have a parachute to open. Chairman Threadgill stated the money did not just go to the Consulting Group it went to McCoy Grading, and the construction. Vice Chairman King stated he understands that money didn't go to the Authority, but it is paying the bills. Administrator Irizarry stated she understood Vice Chairman King's frustration and the Airport Authority shared in that frustration yesterday, and it is important to remember that the Airport Authority are volunteers appointed. Vice Chairman King is frustrated that the consulting group is not in attendance for the meeting. Administrator Irizarry stated they were not at the meeting for the Airport Authority the previous day either because she was told they were in a conference. Vice Chairman King would like to find out when the consulting firm is available and would like to have them speak with the Board and help them to understand why the project is so far over budget. A motion was made to table the request from the Meriwether County Airport Authority to the June 14, 2023, 9:00 a.m. Regular Meeting by Vice Chairman King and seconded by Commissioner Collins. All were in favor.

10. **Request from Commissioner Worsley to allow staff to prepare an RFP for the Tax Building consisting of all soffits, exterior trim, exterior windows, and exterior doors.**

Administrator Irizarry stated there was a request from Commissioner Worsley for staff to submit a Request for Proposal for the Tax Building consisting of all soffits, exterior doors, and exterior windows and gutters and staff wants to make sure that the Board wants them to proceed for the RFP. A motion was made Commissioner Worsley and seconded by Chairman Threadgill to approve Staff to put out a RFP for the Tax Building, consisting of all soffits, exterior trim, exterior windows, gutters, and exterior doors. All were in favor.

XII. REPORT FROM COUNTY ADMINISTRATOR

Administrator Irizarry informed the Board that there was a mandatory pre-proposal meeting at the Jail for the Jail roof on the 18th with three vendors present and one material supplier.

Administrator Irizarry stated Meriwether County received Storm Ready recognition that is valid through April 2027 and went from qualifying every three years to every four years.

Administrator Irizarry reminded everyone about Peaches in the Pines on June 10, 2023, and there have been requests for assistance from the County as in the past and staff will make sure that is done. Administrator Irizarry stated that NOVA has started, and a gentleman named Jeremy with NOVA was at the Planning and Zoning Office. Administrator Irizarry stated that 12 inspections had already been done and the information from Community Core was being downloaded into the County's system. Administrator Irizarry stated the Courthouse Dome should be completed by the end of the week. Administrator Irizarry stated she was on a conference call this morning with GDOT and April 2023 was the restart goal, but the beams did not come in at specifications and they are projecting to have the beams in and start the project by the end of August. This is for the Bridge in Warm Springs. Chairman Threadgill stated after the beams are installed, they are looking at 18 months for completion. Administrator Irizarry stated she did reach out to GDOT regarding Coleman Creek project, and they are waiting on AT&T to get items off the bridge that will require special equipment. Administrator Irizarry advised the Board, GDOT is look at another month before starting that project. Vice Chairman King asked Administrator Irizarry if she had heard from GDOT on the study at the caution light in Alvaton. Administrator Irizarry stated she had not heard back from them. She advised that she emailed the GDOT representative, and she was told it was forwarded to the correct department, but she has heard nothing back as of date.

XIII. REPORT FROM COUNTY COMMISSIONERS

Commissioner Emmett Collins: Thanked all of the county employees, for all the work and the staff for getting the RFP's done on the bridges and roads. Commissioner Collins stated that Lake Meriwether is getting the t-pads installed this week and next week for the disc golf.

Commissioner Collins stated he was looking forward to Peaches in the Pines and thanked all the EMS workers as he believed it was EMS Week.

Commissioner Rosla Plant: Thanked everyone for the opportunity to attend the Chamber event on May 18, 2023, and the opportunity to recognize Diverse Power and Southern Rivers.

Commissioner Plant stated that Southern Rivers had completed their broadband build out and it has been a work in progress, and she appreciated being able to recognize those businesses.

Vice Chairman Gene King: Thanked the employees and staff for their continued work and stated that his phone still rings regarding dirt roads. Vice Chairman King stated he is hopeful to get a game plan and get the list going to get work started on the dirt roads and let the citizens know we care.

Commissioner Adam Worsley: Thanked all the employees for what they are doing and stated there has been a lot of progress in the last 30-45 days on moving forward with projects and he is looking forward on continuing that and speeding that up as it is exciting to see the progress.

Commissioner Worsley thanked everyone for what they are doing and asked them to reach out to him for help in knocking down barriers to help progress go even faster.

Chairman Bryan Threadgill: Thanked all staff and employees for doing all they do.

XIV. REPORT FROM COUNTY ATTORNEY

County Attorney Michael Hill had no report but understood there was a need for Executive Session to discuss Litigation, Personnel, Real Estate, and Tax Matters.

XV. EXECUTIVE SESSION

Motion was made by Vice Chairman King and seconded by Commissioner Collins to go into Executive Session at 7:07 p.m. All were in favor. Chairman Threadgill left during Executive Session.

Motion was made by Commissioner Collins and seconded by Commissioner Worsley to go out of Executive Session at 8:00 p.m. All were in favor.

Motion was made by Commissioner Plant and seconded by Commissioner Worsley to go back into Regular Session at 8:03 p.m. All were in favor.

There was no action taken in Executive Session.

XVI. FUTURE MEETINGS & NOTICES

Chairman Bryan Threadgill made the announcement of future Meetings and Notices prior to Executive Session.

XVII. ADJOURNMENT

With no further business to discuss, Vice Chairman King explained that Chairman Threadgill had to leave due to an emergency. A motion was made by Commissioner Worsley and seconded by Commissioner Collins to adjourn the meeting at 8:03 p.m. All were in favor.

Approved by: Allyson L. Stephens, Deputy Clerk

Attest: Majority vote of the Board of Commissioners

Date: June 14, 2023