

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS
August 12, 2020

Commissioners Present: Chairman Bryan Threadgill, Vice Chairman Alfred "Buster" McCoy, Commissioner Shirley Hines, Commissioner Mary Bray, and Commissioner Beth Neely-Hadley
Staff Present: County Administrator Theron Gay, County Clerk Beverly Thomas, Finance Director Bill Gregory, and County Attorney Nathan Lee
The meeting was held at the Administration Building and by Zoom.

- I. CALL TO ORDER** – Chairman Threadgill at 9:00 a.m.
INVOCATION – Vice Commissioner Alfred McCoy
PLEDGE OF ALLEGIANCE

- II. ADOPT AGENDA**
Motion was made by Vice Chairman McCoy and seconded by Mary Bray to adopt the Agenda. All were in favor.

- III. MINUTES**
Motion was made by Vice Chairman McCoy and seconded by Mary Bray to approve the Minutes from the July 28, 2020 Regular Meeting at 6:00 pm. All were in favor.

- IV. MUNICIPAL COMMENTS**
None

- V. CONSTITUTIONAL OFFICER'S COMMENTS**
None

- VI. DEPARTMENT HEAD COMMENTS**
None

- VII. PUBLIC HEARING**
None

- VIII. UNFINISHED BUSINESS**
1. Motion was made by Chairman Threadgill and seconded by Vice Chairman McCoy to table the appointment to the Planning Commission Board, District 4, to fill an unexpired term. All were in favor.

- IX. NEW BUSINESS**
1. Administrator Gay introduced Taylor Harper, Attorney for Tower House Farm Brewery. Mr. Harper worked with the County on an Ordinance for a Farm Brewery. Mr. Harper's client met with Mr. Gay and others. Mr. Harper's client owns a farm and is interested in creating a brewery. It would operate similar to our Wine Ordinance. The Brewery must be in Meriwether County on a minimum of ten acres. They will grow what is needed to make Beer on this land. Administrator Gay reviewed the proposed 2020-02 Ordinance for a Farm Brewery along with the licenses that are required to operate a Farm Brewery. The County may need to update some items in the current Alcohol Ordinance. Administrator Gay stated he would review the Alcohol Ordinance and bring back items that need to be changed. Mr. Harper's client plans to grown products to produce the beer and have a tasting room where samples can be given away and where the product can be sold. After reviewing the Farm Brewery Ordinance and upon recommendation of the County Administrator, motion was made by Vice Chairman McCoy and seconded by Chairman Threadgill to accept the 2020-02 Ordinance for a Farm Brewery. All were in favor.

2. Motion was made by Beth Neely-Hadley and seconded by Mary Bray to allow Meriwether County Chamber of Commerce usage of a County owned public space located at Lake Meriwether, 728 Lake Meriwether Road, Woodbury, GA. This will be for Peaches in the Pines which will be held on September 12, 2020. All were in favor.

3. There was discussion of an RFP for the Lone Oak Ballfield. Administrator Gay stated this would allow the Board to look at the best use of the property after reviewing the RFP submittals from all interested parties. The property can be sold or leased as an 8+ acre parcel, an 18-acre parcel, or the entire 72-acre parcel. A map of the property was reviewed and discussed. There is a current lease, on the building located above the ballfield, that was last updated in 2017. That lease has a 90-day termination notice for the lessee or lessor. The current tenant pays \$1,400 per month in rent which includes several mobile homes. Administrator Gay pointed out what buildings were included in the 8+ acres, 18 acres and the 72-acre parcel. It was determined that road frontage would be available if the ballfield was sold. Motion was made by Vice Chairman McCoy and seconded by Beth Neely-Hadley to move forward with a complete RFP for the property located in Hogansville that includes the current ballfield. Voting in favor were Chairman Threadgill, Vice Chairman McCoy, Mary Bray, and Beth Neely-Hadley. Shirley Hines was opposed. The RFP will be due at the Administration Office on October 2, 2020 at 2:00 p.m.

X. REPORT FROM THE FINANCE DIRECTOR

Finance Director, Bill Gregory, reported the General Fund Bank Balance was \$2.8M. There are E-911 funds that can be moved over to the General Fund before the end of the year. Mr. Gregory stated the 2020 T-SPLOST distribution was above what was planned. Mr. Gregory provide the Property Tax Analysis for June 2020 and July 2020. The Budget analysis remains at 25% as of June 2020. Some departments are over the 25% due to the timing of the payments.

Mr. Gregory stated we had started with the new software program from Harris called Smart Fusion and we also have started with Time Clock Plus. Budget meetings have been set with the Constitutional Officers for next week. Mr. Gregory asked the Board to set the Budget Hearings for September 9th and September 22, 2020. This will be added to the next Agenda on August 25, 2020.

The County has received an extension on the 2020 Tax Digest.

XI. REPORT FROM COUNTY ADMINISTRATOR

Administrator Gay reported a T-SPLOST Work Session has been scheduled for Saturday, August 15, 2020 at 9:30 a.m.

Administrator Gay attended the Airport Authority Meeting. The Authority has plans for a Chamber of Commerce After Hours event on September 24, 2020. Lead Edge Design Group, Inc. will have a mural painted on the side of the Blue Hanger at the Airport.

Administrator Gay attended the IDA and W&S Authority meetings.

Administrator Gay conducted interviews, completed the Farm Brewery Ordinance and worked on a revised Alcohol Ordinance.

Administrator Gay worked on the Luthersville Water Agreement.

A meeting will be scheduled with the Tax Commissioner and Board of Education to talk about the Tax Digest.

XII. REPORT FROM COUNTY COMMISSIONERS

Commissioner Shirley Hines: received a call from Citizens in the City of Haralson regarding issues around a nearby Landfill. It was brought to the attention of Commission Hines that the Meriwether County Landfill can receive coal ash. House Bill 792 passed in July 2019 and includes a charge of \$2.50 ea. ton for household trash and \$1.00 per ton for coal ash. Commissioner Hines wanted to see if accepting coal ash was a part of the original contract. There are concerns of toxins, which studies have shown affect water in wells.

Administrator Gay stated he spoke about this a while back and received notice where they applied with the State to bring in coal ash. The Board of Commissioners were advised of this. It was an EPD

amendment and was talked about in the past year. Commissioner Hines stated most coal ash comes from outside the State. Commissioner Hines stated she lives in a community where 90% of the people are on well water and wanted to make sure citizens were aware of this.

Commissioner Mary Bray: Has started to work on the Country Christmas for 2020 and has received some donations.

Commissioner Beth Neely-Hadley: No report at this time.

Vice Chairman McCoy: at the last Lake Meriwether Meeting there was discussion of closing out the Grant. All work has been completed. Peaches in the Pines is scheduled for September 12, 2020.

Chairman Bryan Threadgill: reported there would be a movie this Saturday evening that would accommodate 100 cars. The cost is \$5 and those wishing to attend must sign up. Chairman Threadgill purchased 20 tickets to be given away to the first 20 people who sign up to attend.

XIII. REPORT FROM COUNTY ATTORNEY

Reported an Executive Session was needed for Personnel.

XIV. PUBLIC COMMENT

None

XV. EXECUTIVE SESSION

Motion was made by Vice Chairman McCoy and seconded by Mary Bray to go into Executive Session at 10:05 a.m. to discuss Personnel. All were in favor.

Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to go out of Executive Session at 10:39 a.m. All were in favor.

Motion was made by Beth Neely Hadley and seconded by Vice Chairman McCoy to go back into Regular Session at 10:40 a.m. All were in favor.

There was no action taken.

XVI. FUTURE MEETINGS AND ANNOUNCEMENTS

Chairman Threadgill announced Future Meetings.

XVII. ADJOURNMENT

Motion was made by Vice Chairman McCoy and seconded by Mary Bray to adjourn at 10:41 a.m. All were in favor.

Approved by: *majority vote of the Board of Commissioners*
Attest: *Beverly Shorris, County Clerk*
Date: *August 25, 2020*