

**MINUTES**  
**MERIWETHER COUNTY BOARD OF COMMISSIONERS**  
October 14, 2020

Commissioners Present: Vice Chairman Alfred McCoy, Commissioner Shirley Hines, Commissioner Mary Bray, and Commissioner Beth Neely-Hadley  
Commissioners Absent: Chairman Bryan Threadgill  
Staff Present: County Administrator Theron Gay, Deputy Clerk Allyson Stephens, and Count Attorney Nathan Lee  
Staff Absent: County Clerk Beverly Thomas, Finance Director Bill Gregory

- I. CALL TO ORDER** – Vice Chairman McCoy called the meeting to order at 9:00 a.m.  
**INVOCATION** – Vice Chairman Alfred McCoy  
**PLEDGE OF ALLEGIANCE**
- II. ADOPT AGENDA**  
*Administrator Gay asked that item #6 be removed as it is a duplicate of item#2. A motion was made to adopt the agenda removing item #6 Starting process on road paving by Commissioner Neely-Hadley and seconded by Commissioner Bray. All were in favor.*
- III. MINUTES**  
A motion was made by Commissioner Bray and seconded by Commissioner Hines to approve the minutes of the September 22, 2020 regular meeting. All were in favor.
- IV. MUNICIPAL COMMENTS**  
None
- V. CONSTITUTIONAL OFFICERS COMMENTS**  
None
- VI. DEPARTMENT HEAD COMMENTS**  
None
- VII. PUBLIC HEARING**  
None
- VIII. UNFINISHED BUSINESS**
1. Appointment to the Recreation Advisory Board to fill the Board of Education unexpired term. Commissioner Bray made a motion to appoint Bill Charron. A second was made by Commissioner Hines. All were in favor.
  2. Discussion of paving a short section of Cove Road. Administrator Theron Gay stated there was discussion of paving a short section (3.04) miles of Cove Road that was not included in this year's LMIG. Administrator Gay stated he spoke with the contractor and is requesting a change order in the amount of \$284,054.40. He advised the county has the funds to complete the job. Commissioner Hines made a motion to accept the change order for Piedmont Paving to pave a section of 3.04 miles of Cove Road. Commissioner Bray seconded the motion. All were in favor.
  3. Discussion of the Greenville Recreation Project: Administrator Gay stated he had met regarding developing Phase I of a recreation project behind Greenville High School on McLaughlin Road. Administrator Gay advised Phase I would consist of a playground and walking and nature trails around the perimeter. He stated there is a grant that is available from DNR that has a 50/50 match. He advised that work had begun on the grant and that it is due by October 31,

2020. Administrator Gay explained that if we request \$25,000 then our match would be \$25,000. He advised that he spoke with the Board of Education and they did not want to participate with the county at this time. Commissioner Bray stated she feels the county should invest in the life of its citizens. Commissioner Bray stated she feels the county needs to put in as much as they can at this time. She advised the reason the school would not commit was based on the county not following through in the past to build a recreational facility. Commissioner Neely-Hadley asked what the project would cost? Administrator Gay stated in the vicinity of \$250,000. Administrator Gay stated he would work on the narratives and have them ready for grant submittal. A motion was made by Commissioner Hines and seconded by Commissioner Bray to proceed with the grant application and to discuss funding at the next meeting. All were in favor.

**IX. NEW BUSINESS**

1. Review and discuss proposals – Lone Oak Ballfield. Administrator Gay stated three proposals were received on September 30, 2020 by the call time of 2:00 p.m. for the RFP of the Lone Oak facilities. He advised all three proposals were recorded and placed back in the file and not taken out of the file until reviewed. They were reviewed by himself and have been in the file until they were shown to the commissioners today at the time of the meeting. Administrator Gay advised in order to have a fair bidding process these were not disclosed. Administrator Gay stated that three proposals were received: Mack Reynolds Realty, the Town of Lone Oak, and the Meriwether County IDA. Mack Reynolds Realty proposed purchase of the property for investment and to resell. The benefit to the county was funds for purchase and a return of the property to the tax digest. The proposal was for \$220,000 for the 72 acres including all facilities with \$10,000 in earnest money. The Town of Lone Oak proposed a vision of keeping the ballfields, installing walking trails, indoor activities and concession stands for games. They also wanted to use the property as the location for their administrative offices. The proposal indicated the Town of Lone Oak was solvent and planned to fund the project with grants and their capital improvement fund. He stated the project implementation would start October 30, 2020 and first phase complete October 31, 2021 with a 5-year completion date of 2026. The Town of Lone Oak offered a purchase option of \$10,000 or a lease option of \$1.00 per year for 50 years and cited the Fire Station land as part of the negotiations. Administrator Gay stated the Town of Lone Oak also mentioned additional partners and stated that hotel packages were mentioned regarding travel baseball teams. Although hotel stays would be outside the county, Administrator Gay stated according to the proposal, it would bring revenue into the county. The Meriwether County IDA proposed purchase of the property for industrial use and future job creation. The IDA offered \$182,130 for 18.5 acres and stated they would continue all existing leases. Administrator Gay explained they would like to market the property for commercial use and close by December 31, 2020. The IDA would also like to give the county an additional \$25,000 to relocate Heather Lane. They propose doing this by June 30, 2021. Commissioner Hines asked the reason for relocating Heather Lane. Administrator Gay advised this was the dirt road that ran in the middle of the property and is currently used as access to the maintenance building. Commissioner Hines went on to state the area is definitely growing and there is talk of a minor league baseball team locating in Coweta County. Commissioner Bray stated she liked the Town of Lone Oak's proposal to install walking trails as there is not enough outdoor recreational activities on the north end of the county. Commissioner Bray stated she doesn't see money being the most important factor and feels there should be more recreational activities for the citizens. Commissioner Neely-Hadley expressed her disappointment in only receiving three proposals and state there should be no reason money from this shouldn't go to recreation. She stated she was not ready to decide on the proposals. Vice Chairman McCoy expressed needing more time to think about his decision and Commissioner Hines also expressed the need for more time to make a decision. Administrator Gay stated he would send out a list of questions to each proposer separately prior to awarding and

bring this back to the Board during the next meeting. A motion was made by Commissioner Bray to table the Lone Oak RFP and this was seconded by Commissioner Hines. All were in favor.

2. Authorization to move forward on paving process. Administrator Gay stated this was regarding the approval to start the process of paving two dirt roads. He stated the roads had been researched and suggested moving forward with the work. He advised surveys would be done and that there was already a good bit of dedicated right of way. He advised these projects would go out for bid. Commissioner Neely-Hadley suggested putting up signs regarding TSPLOST dollars at work. A motion was made by Commissioner Neely-Hadley and seconded by Commissioner Hines to move forward with the paving process. All were in favor.

3. Authorization to seek bids on 2 ambulances. Administrator Gay stated that it is vital to keep the ambulance fleet maintained and replaced on a regular basis. Administrator Gay explained the original plan was to go out for bid on two new ambulances. He stated that Chief Smith had actually researched and found two used ambulances in the amount of \$98,000 and the ambulances are located in Wisconsin. Chief Smith advised both ambulances were already stocked with Stryker equipment totaling around \$17,000 per ambulance. He advised at this time they are one ambulance down and just replaced a transmission in another ambulance. Administrator Gay stated the request would be for the purchase of the two used ambulances and a request for proposal on one new ambulance. A motion was made by Commissioner Hines and seconded by Commissioner Bray to purchase two used ambulances and request for bid and purchase one new ambulance. All were in favor.

4. Request from Meriwether County Health Department in the purchase of thermal scanners. Administrator Gay explained the Health Departments in Greenville and Manchester are requesting assistance in the purchase of two new thermal scanners. This is regarding the current pandemic and would aid in patients walking through a scanner instead of someone manually taking their temperature. A document was given to the Board for review. Administrator Gay recommended speaking with the health department and see if assistance for the purchase of one thermal scanner would help and to see if they could find funding from other sources. Commissioner Neely-Hadley questioned if the thermal scanners were mobile. A motion was made by Commissioner Bray and seconded by Commissioner Hines to table this request and allow Administrator Gay to speak with the Health Department. All were in favor.

5. Proclamation for Red Ribbon Week, October 23-31, 2020. Vice Chairman McCoy proclaimed October 23-31, 2020 as Red Ribbon Week. He read the proclamation presented by Veronica Dowell. Commissioner Hines added that Miss Dowell does a fantastic job for the community.

**X. REPORT FROM FINANCE DIRECTOR**

Finance Director Bill Gregory was not present for the meeting. Administrator Gay reviewed finances and all reports were presented.

**XI. REPORT FROM COUNTY ADMINISTRATOR**

County Administrator Gay stated work had begun on Owens Road and advised a letter was sent to Pine Valley regarding starting work on Hill Haven Road. Administrator Gay stated we were already at the midway point of the contract. Administrator Gay stated he received reports for July, August, and September regarding the Durand landfill and all reports were in compliance. Administrator Gay asked if the Board would like to have a software demonstration shown for a paving evaluation system. Commissioner Hines stated the name of the software was Street Saver.

Administrator Gay also advised the Board of the review of historic preservation they received from GDOT for State Route 41 and Judson Bulloch. Administrator Gay stated the county received the loan agreement for the project on County Line Road. He advised they would be meeting with an engineer next Thursday. Administrator Gay stated GIS and the county had been working together and the zoning map is coming along well. He also advised he worked on the recreation grant and was off the past Friday and took around 25 calls.

**XII. REPORT FROM COUNTY COMMISSIONERS**

Commissioner Shirley Hines: reminded everyone to go out and vote as early voting has started and the first day there were 403 votes cast.

Commissioner Mary Bray: stated the Country Christmas would look different this year. She stated the Courthouse would be decorated as well as the trees around the courthouse.

Vice Chairman McCoy: reminded everyone about the First Responders Appreciation Day at Lake Meriwether on October 24<sup>th</sup> from 11 a.m. until 2 p.m. Commissioner McCoy stated there was an ordinance for trot lines but nothing specifying jug fishing at Lake Meriwether.

Commissioner Beth Neely-Hadley: stated there was a great turnout for the Harvest Hoedown in Warm Springs. She stated this was incredibly good for businesses and everyone was distancing and wearing masks. She stated a good time was had by all and knows the businesses appreciated the turnout.

**XIII. REPORT FROM COUNTY ATTORNEY**

County Attorney Nathan Lee stated there was a need for an Executive Session to discuss personnel and litigation.

**XIV. PUBLIC COMMENT**

None

**XV. EXECUTIVE SESSION**

A motion was made by Commissioner Bray and seconded by Commissioner Neely-Hadley to go into executive session at 10:30 a.m. All were in favor.

A motion was made to go out of Executive Session at 10:50 a.m. by Commissioner Hines and seconded by Commissioner Bray. All were in favor. No action was taken during executive session.

A motion was made by Commissioner Neely-Hadley and seconded by Commissioner Hines to go back into Regular Session at 10:51. All were in favor.

A motion was made by Commissioner Neely-Hadley and seconded by Commissioner Bray to approve a refund of taxes on a parcel of property that was assessed with incorrect acreage. All were in favor.

**XVI. FUTURE MEETINGS & NOTICES**

October 27, 2020 Regular Meeting 6:00 p.m.

November 11, 2020 Regular Meeting 9:00 a.m.

**XVII. ADJOURNMENT**

A motion was made to adjourn the meeting at 10:51 a.m. by Commissioner Hines and seconded by Commissioner Neely-Hadley. All were in favor.

Approved by: Majority of the Board of Commissioners  
Attest: Allyson L. Stephens, Deputy Clerk  
Date: October 27, 2020