

**COFFEE COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING  
MONDAY, JUNE 5, 2023  
9:30 O’CLOCK A.M.  
COMMISSIONERS MEETING ROOM**

Coffee County Board of Commissioners met in regular session on Monday, June 5, 2023, at 9:30 o’clock a.m. with the following present: Chairman Ted O’Steen, Vice-Chairman Jimmy Kitchens, Commissioners Johnny Wayne Jowers, AJ Dovers and Oscar Paulk. Also present were County Attorney Tony Rowell, County Administrator Wesley Vickers, and County Clerk Tracie Vickers. Also present were Agency Directors/Department Heads, the media, and members of the public.

Chairman O’Steen called the meeting to order and welcomed everyone.

Commissioner Johnny Wayne Jowers asked Mr. Larry Nesmith to give the invocation. Everyone participated in the pledge of allegiance to the flag of the United States of America.

Chairman O’Steen announced the courthouse will be closed on Tuesday, July 4, 2023 in observance of the July 4<sup>th</sup> holiday.

Chairman O’Steen congratulated Attorney Jared Roberts that has been sworn in as the new State Court Solicitor. Attorney Roberts thanked the Commission. Attorney Roberts asked if the Commission has any concerns in the future with the Solicitor’s office to please let him know.

Chairman O’Steen asked for a motion to approve the minutes of the pre-meeting work session and the regular meeting held on May 1, 2023. Vice-Chairman Kitchens made a motion to approve the minutes, and this was seconded by Commissioner Jowers. All Commissioners unanimously agreed.

Chairman O’Steen asked for a motion to approve the agenda. Commissioner Dovers made a motion to approve the agenda. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the change orders on various road projects including Brantley Boulevard resurfacing in connection with the EDA project, Roadway Patching on Worth Lane and Jowers Road, and Utility Relocation for Riverbend CDBG project. The change orders are as follows:

	Original	Change Order	New Contract Amount
2017 CDBG Mitigation Program -SWE #20-3324-B Riverbank Drive	\$1,989,378.47	\$53,475.00	\$2,042,853.47

They discovered a 2” waterline that needed to be relocated and possible unsuitable soil but he wanted to add that item just in case. The \$20,000.00 item for unsuitable soil may not be needed. There will be a 30 day extension for the 2017 CDBG Riverbank Drive project with an expected completion date of July 2, 2023.

	Original	Change Order	New Contract Amount
2023 LMIG -Widening and Resurfacing Improvement to Ambrose Road SWE #23-3439- Brantley Blvd Resurfacing Improvements	\$1,280,766.85	\$171,697.03	\$1,452,463.88

The EDA asked if the County would consider resurfacing Brantley Boulevard in connection with the development of Satilla Park. The resurfacing part was included as a bid add on of the larger EDA project.

The low bid for resurfacing was submitted by East Coast Asphalt. This will be paid for from TSPLOST funds.

	Original	Change Order	New Contract Amount
2023 LMIG Patching, Leveling, and Resurfacing Improvements to Various Road SWE#22-3417- Jowers Road and Worth Lane	\$3,316,680.80	\$41,517.40	\$3,358,198.20

This project was on the future resurfacing list but was degrading at such a rate that the County needed to proceed with extensive patching.

Chairman O'Steen asked for a motion to approve or reject the stated change orders. Vice-Chairman Kitchens made a motion to approve or reject the stated change orders. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the Resolution for authorizing the lease purchase agreement with ACCG for the purchase of Road Department Equipment. We reached out to ACCG to bid on our behalf. Mr. Vickers stated the County has received (2) bids for the financing of (2) Motorgraders. The bids received are as follows:

Truist	4.09%
Magnolia Bank	4.33%

One grader will be financed by using the buyback. Mr. Vickers recommends financing (1) grader for \$295,000.00 with Truist at 4.09% for 5 years. This approval today will give the Chairman authorization to execute documents and there is also a Resolution to approve. Chairman O'Steen asked for a motion to approve or reject the Resolution for authorizing the lease purchase agreement with ACCG for the purchase of road department equipment. Commissioner Dovers made a motion to approve the Resolution for Authorizing the Lease Purchase Agreement with ACCG with Truist for \$295,000.00 at 4.09%. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers discussed the surplus of fire department equipment for sale on Gov Deals. The list of items to surplus on Gov Deals is as follows:

- SCBA's removed from service / replaced with Scott SCBA's
- SCBA Cylinders
- Damaged / failed hoses
- Box of old pagers / radios, flashlights and obsolete AED's
- Old mobile printer

Chief Carver received a letter from the City of Argyle asking Coffee County to donate equipment. They are a small volunteer department in need of equipment. We would need to have a release from them as Coffee County does not warranty this equipment for use. The County recommends that the City of Argyle has the equipment tested before use. We will need to approve the surplus of the equipment and approve the transfer to the City of Argyle.

Chairman O'Steen asked for a motion to approve or reject the surplus of Fire Department equipment for sale on Gov Deals. Commissioner Jowers made a motion to approve the surplus of Fire Department equipment for sale on Gov Deals. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

Chairman O'Steen asked for a motion to approve or reject the transfer of surplus fire equipment to the City of Argyle. Commissioner Jowers made a motion to approve the transfer of surplus fire equipment to the City of Argyle. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers discussed the grant award for Improving Neighborhood Outcomes in Disproportionally Impacted Communities. The City of Douglas and Coffee County has a joint City / County Recreation Committee. They are looking to upgrade the soccer facilities. The County applied for a grant and was awarded \$2.2 million for the soccer complex. The approval today will give the Chairman or his Designee the authorization to execute documents related to this grant. This will be a long term process. There are also funds set aside in the SPLOST VII for this project. Chairman O'Steen asked for a motion to approve or reject the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant Award and Give the Chairman or his Designee the authorization to execute documents related to this grant. Commissioner Dovers made a motion to approve this grant award. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

Jason Whiddon, Code Enforcement Director, stated that Mr. Prudencio Reynoso made application for a rezoning request for .66 acres located at 56 North-Elm Street from C, Commercial to W-LI Warehouse Light Industrial for the purpose of manufacturing cargo trailers. The Planning Commission met April 20, 2023 and has recommended denial of this request. The Staff agrees due to nearby residences and general aesthetics. Attorney Rowell asked the Board of Commissioners if any Board Member or Family Member or business interest have any business or financial interest in this property. There was no Conflict of Interest noted by the Board of Commissioners. Chairman O'Steen asked for a motion to enter a public hearing at 9:46 a.m. Commissioner Jowers made a motion to enter a public hearing. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed. Attorney Jared Roberts, on behalf of Mr. Reynoso, stated this would be a small workshop operation and would create jobs in this area. This business would be on the corner of Highway 221 and Elm Street. It is already zoned commercial and has access to Highway 221. Attorney Roberts asked the Commission to approve this rezoning request due to the positive impacts. There were no further comments by the audience. Chairman O'Steen asked for a motion to close the public hearing. Commissioner Dovers made a motion to close the public hearing at 9:48 a.m. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

Chairman O'Steen asked for a motion to approve or reject the rezoning request by Mr. Prudencio Reynoso for .66 acres located at 56 Elm Street from C, Commercial to W-LI, Warehouse Light Industrial. Vice-Chairman Kitchens made a motion to reject the rezoning request application by Mr. Prudencio Reynoso. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

Mr. Jason Whiddon, Code Enforcement Director, stated this is the first reading of the rezoning request by Mr. Javier Guerrero for 5.96 acres located at 1493 Old Nicholls Road, Nicholls, GA from R2, Residential (State Park Overlay) to PD, Planned Development for the purpose of building migrant housing. The Planning Commission met on May 18, 2023 and recommended denial of this request. The Staff agrees due to close residences on this property and road conditions.

There were no comments from the audience.

Chairman O'Steen asked for a motion to adjourn the regular meeting. Commissioner Jowers made a motion to adjourn the regular meeting at 9:51 o'clock a.m. and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

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County Clerk

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Chairman