

COFFEE COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING  
MONDAY, JUNE 7, 2021  
9:30 O'CLOCK A.M.  
COMMISSIONERS MEETING ROOM

Coffee County Board of Commissioners met in regular session on Monday, June 7, 2021, at 9:30 o'clock a.m. with the following present: Chairman Oscar Paulk, Vice-Chairman AJ Dovers, Commissioners Jimmy Kitchens, Ted O'Steen and Johnny Wayne Jowers. 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 Paulk called the meeting to order and welcomed everyone. Commissioner O'Steen asked County Fire Chief Steve Carver to give the invocation. Everyone participated in the pledge of allegiance to the flag of the United States of America.

Chairman Paulk announced that due to July 4<sup>th</sup> falling on Sunday, the next Commissioners Meeting will be held on Tuesday, July 6<sup>th</sup>.

Mr. Paulk also announced the County received a CDBG grant for drainage improvements on Riverbend Estates Road.

Mr. Jerome Loving gave the Commissioners an estimate for \$2,655.00 for updating the landscaping around the Veterans monument on the Southeast end of the Courthouse. This would include sod and pavers for the walkway. Mr. Loving stated that any help funding this project would be greatly appreciated.

Chairman Paulk asked for a motion to approve the minutes of the pre-meeting work session and the regular meeting held on May 3, 2021, the Executive Session held on May 3, 2021 and Special Called Work Session held on May 20, 2021. Commissioner Dovers made a motion to approve the minutes. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed.

Chairman Paulk asked for a motion to approve the agenda. Commissioner Kitchens made a motion to approve the agenda. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

Chairman Paulk asked for a motion to approve or reject the Resolution authorizing the City of Douglas to designate a portion of the City as an Enterprise Zone. Commissioner Jowers made a motion to table the Resolution authorizing the City of Douglas request to designate a portion of the City as an Enterprise Zone. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers stated that Susan and Terry Thurman has made application for Road closure for Tumble Circle Road beginning at it's intersection of Thurman Road and ending at it's intersection with Arley Solomon road. It has been advertised and notices have been mailed. This is proper for a public hearing today. Chairman Paulk asked for a motion to enter into a public hearing. Commissioner Dovers made a motion to enter into a public hearing. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed. Mr. Terry Thurman, 185 Thurman Road, Broxton, stated he owns the land on both sides of the road and request this road be closed. There were no other comments from the audience. Chairman Paulk asked for a motion to close the public hearing. Commissioner O'Steen made a

motion to close the public hearing. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

Chairman Paulk asked for a motion to approve or reject the Resolution of Road Abandonment for Tumble Circle Road beginning at it's intersection of Thurman Road and ending at it's intersection with Arley Solomon Road. Commissioner O'Steen made a motion to approve the Resolution of Road Abandonment. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

Attorney Rowell stated the County purchased the Administration Annex building located at 101 North Peterson Avenue to move the County administration offices to that building. The County now has other options for locating those offices. However, the County will need determine if there is interest to sell this building before moving forward. Attorney Rowell does not recommend to surplus that building today. Attorney Rowell stated the County plans to offer to sell the building through sealed bids or auction with the right to reject bids. If there is interest in the building, the County will surplus it at that time. Chairman Paulk asked for a motion to accept sealed bids or auction. Commissioner Kitchens made a motion to accept sealed bids on the Administration building located at 101 North Peterson Avenue. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers stated the County has received the Memorandum of Understanding between Coffee County and the Coffee County Board of Health for the lease of the office building located at 1003 Shirley Avenue for July 1, 2021, through June 30, 2022. This agreement is the same as in the past years. The Board of Health maintains the interior of the building. The County carries the insurance and maintains the exterior of the building. Chairman Paulk asked for a motion to approve or reject the Memorandum of Understanding between Coffee County and the Coffee County Board of Health for the lease of the office building located at 1003 Shirley Avenue. Commissioner Jowers made a motion to approve the Memorandum of Understanding. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

Mr. Jason Whiddon, Code Enforcement Officer, stated Mr. Thomas Mizell, Jr. has made application for a rezoning request for 1.41 acres located at 9221 Hwy 32 West. It is presently zoned Agriculture and Mr. Mizell is requesting it be rezoned Commercial. Chairman Paulk asked for a motion to enter a public hearing. The Planning Commission recommended approval of this rezoning. The Staff recommends approval of this rezoning. Commissioner O'Steen made a motion to enter a public hearing. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed. Mr. Thomas Mizell, Jr., 114 Chancey Road, stated he is planning to renovate this building and lease it out for business. Mr. Mizell stated he is willing to install a privacy fence, if necessary. Commissioner Kitchens asked Mr. Mizell if he would be willing to put it in the zoning request that it is contingent upon installing fencing. Mr. Mizell stated he would be willing. Ms. Marsha Clements, 929 Smith Cemetery Road, Wray, Georgia spoke in opposition to this rezoning request. Ms. Sherry Thompson, 324 Eagle Circle, spoke in opposition to this rezoning request. Ms. Maria Chavez, 9 Donnie Harper Road, spoke in opposition to this rezoning request. She is concerned about children in this neighborhood. There were no other comments from the audience. Chairman Paulk asked for a motion to close the public hearing. Commissioner O'Steen made a motion to close the public hearing. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

Attorney Rowell polled the Commission for any financial interest being personal, family members or business interest in this property. There were no affirmative statements. Chairman Paulk asked for a motion to approve or reject the rezoning request by Mr. Thomas Mizell, Jr. for 1.41 acres at 9221 Highway 32 west, Douglas, Georgia from AG, Agriculture to C, Commercial. Commissioner Kitchens stated that due to this property already having Commercial property in the area, he made a motion to approve this rezoning request contingent upon Mr. Mizell installing a privacy fence before any work is started.

Commissioner Jowers seconded the motion. Commissioner Dovers and Chairman Paulk approved this rezoning request. Commissioner O'Steen opposed this rezoning request.

Mr. Jason Whiddon, Code Enforcement Director, stated that Mr. Ruben Tinajero has made a rezoning request for 4 acres located at 689 Chatterton Church Road, Nicholls, Georgia from Agriculture to Commercial. Mr. Tinajero plans to manufacture cargo trailers. The Planning Commission met on April 15, 2021, and recommended denial of this request. The Staff report also recommends denial of this rezoning. Chairman Paulk asked for a motion to enter a public hearing. Commissioner O'Steen made a motion to enter into a public hearing. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed. Mr. Ethan Vaughn, 1432 Chatterton Church Road, Nicholls, Ga, spoke in opposition to this rezoning request. There were no other comments from the audience. Chairman Paulk asked for a motion to close the public hearing. Commissioner Jowers made a motion to close the public hearing. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed.

Attorney Rowell polled the Commissioners for any financial interest for personal, family members or business interest in this property. There were no affirmations. Chairman Paulk asked for a motion to approve or reject the rezoning request by Mr. Ruben Tinajero for 4 acres located at 689 Chatterton Church Road, Nicholls, Georgia from Agriculture to Commercial. Commissioner Kitchens made a motion to reject this rezoning request. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Wesley Vickers stated the County has received a change order from Harper and Company for Courthouse renovations. Most of this change order involves flooring and ceiling tiles. The change order is in the amount of \$61,920.00 for a total contract price of \$1,293,620.00. Chairman Paulk asked for a motion to approve or reject the change order for Courthouse renovation. Commissioner Jowers made a motion to approve the change order. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

County Administrator Wesley Vickers stated the County has received bids for financing proposal for (4) Motor Graders. The bids received were:

Signature Public Funding Corp. - 1.315%  
Branch Banking and Trust Company - 1.64%

County Administrator Vickers recommends the low bid of Signature Public Funding Corp at 1.315%. Chairman Paulk asked for a motion to approve or reject the financing proposal for purchase of (4) Motor Graders. Commissioner Kitchens made a motion to approve Signature Public Funding Corp at 1.315%. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers stated the County has received a change order from Peek Paving to the County striping contract. This would be funded from local TIA funds. The change order is in the amount of \$82,438.83 for 26.18 miles. Total contract price is \$217,148.03. Chairman Paulk asked for a motion to approve or reject the change order for the County striping contract. Commissioner Dovers made a motion to approve the change order. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed.

County Attorney Rowell stated the County has been discussing this sale of the County water system to the City of Douglas for over a year. Attorney Rowell stated the County held a public meeting and sent notices to the users of the Water System. This is ready for action today. The process will be to vote today and have a closing at a later date. The City of Douglas would take ownership and begin billing as of that date. Chairman Paulk asked for a motion to approve or reject the sale of the County Water System to the City of

Douglas. Commissioner Jowers stated he believes this is a good deal for the City of Douglas and the County. Commissioner Jowers made a motion to approve the sale of the County Water System to the City of Douglas. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers stated the County has received the lease agreement with Unison Behavioral Health for 1005 Shirley Avenue for the period of July 1, 2021, through June 30, 2022. This agreement is the same agreement the County has had in past years. Chairman Paulk asked for a motion to approve or reject the lease agreement with Unison Behavioral Health. Commissioner Dovers made a motion to approve the lease agreement. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers stated the County has received the County Participation Contract with Unison Behavioral Health for the period of July 1, 2021, and June 30, 2022. This is an annual contract for mental health services. The total amount is \$20,000.00. This is in the budget. Chairman Paulk asked for a motion to approve the County Participation Contract. Commissioner Jowers made a motion to approve the contract. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers stated the County will be submitting the annual 2022 LMIG application. There is a list of roads attached. There will be a 10% local match. Mr. Vickers read the list of roads on the 2022 LMIG Summary sheet. They are as follows:

Conway Vickers Road  
Cross Road  
Forest Hills Drive  
Myrtle Adams Road  
Huffer Road  
Lott Road  
Bethel Road

New Construction on Shell Bell Road

Some of these roads are the entire road and some of them are a portion of the road. The amount of the LMIG application is \$2,923,207.25. The amount of DOT funding is unknown as of today. Chairman Paulk asked for a motion to approve or reject the 2022 LMIG submission. Commissioner Kitchens made a motion to approve the 2022 LMIG submission. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed.

Chairman Paulk asked for any comments from the audience. There were no comments from the audience.

Chairman Paulk asked for a motion to adjourn the Regular Meeting. Commissioner Jowers made a motion to adjourn the regular meeting at 10:16 a.m. Commissioner O'steen seconded the motion. All Commissioners unanimously agreed.

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County Clerk

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Chairman