

**COFFEE COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING  
MONDAY, OCTOBER 2, 2023  
9:30 O'CLOCK A.M.  
COMMISSIONERS MEETING ROOM**

Coffee County Board of Commissioners met in regular session on Monday, October 2, 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, and County Clerk Tracie Vickers. County Administrator Wesley Vickers was absent. 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 Jowers asked Mr. Buddy Jordan 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 Friday, November 10<sup>th</sup> in honor of Veterans Day.

Chairman O'Steen asked for a motion to approve the minutes of the pre-meeting work session and the regular meeting held on September 5, 2023 and the Executive Session held on September 5, 2023 and the Special Called Work Session held on September 5, 2023 and the Special Called Meeting held on September 29, 2023. Commissioner Dovers made a motion to approve the minutes, and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

Chairman O'Steen asked for a motion to approve the agenda. Commissioner Jowers made a motion to approve the agenda. Vice-Chairman Kitchens seconded the motion. All Commissioners unanimously agreed.

Fire Chief Steve Carver and the Board of Commissioners recognized Mr. Frank Veazey, Jr. for 68 years of volunteer fire service to the City of Broxton.

Chairman O'Steen asked for a motion to approve the Proclamation for National 4-H week October 1-7, 2023. Attorney Rowell read the Proclamation. Commissioner Dovers asked for a motion to approve the Proclamation. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

Ms. Michelle Girtman, Magnolia House Director, thanked the Board of Commissioners for their support. Attorney Rowell read the Proclamation. Chairman O'Steen asked for a motion to approve the Proclamation for Domestic Violence Awareness Month. Vice-Chairman Kitchens made a motion to approve the Proclamation. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

Attorney Rowell explained this is a Resolution urging the Governor to enhance funding for mental health services in our community. This Resolution is ready for action today. Chairman O'Steen asked for a motion to approve or reject the Resolution urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the Citizens of Georgia. Commissioner Jowers made a motion to approve the Resolution. Vice-Chairman Kitchens seconded the motion. All Commissioners unanimously agreed.

Attorney Rowell stated this transit system provides transportation to approximately 15 counties in our system with transit services for our community. Southern Georgia Regional Commission administers the program for our region. This program is through a grant and is of no cost to the County. This Resolution will be filed by Southern Georgia Regional Commission. Chairman O’Steen asked for a motion to approve or reject the Resolution authorizing the filing of an application with the Department of Transportation, United States of America, and Georgia Department of Transportation for a grant under title 49 U.S.C., Section 5311. Chairman O’Steen asked for a motion to approve this Resolution. Commissioner Paulk made a motion to approve the Resolution. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

Attorney Rowell stated this retail alcohol application is for Prisha Vraj DBA: Solar Food 21 located at 1993 Willacoochee Highway for Saryu Sadseliya. This application today is for the sale of beer only. Due to a misprint in the newspaper this alcohol application will come back before the Board of Commissioners next month for the approval of the wine license. Chairman O’Steen asked for a motion to approve or reject the retail alcohol license for Prisha Vraj: DBA: Solar Food 21 located at 1993 Willacoochee Highway. Commissioner Dovers made a motion to approve the alcohol license application for Solar Food 21 for a retail alcohol license for the sale of beer. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

Mr. Parker Borland, Hurst and Hurst, gave a clean opinion for the 2022 Audit Report. The county is in great shape.

Attorney Rowell stated the 2023 Comprehensive plan update has been completed and approved by Department of Community Affairs. It is ready for the approval of the Board of Commissioners. The Comprehensive plan is a planning document for how the County grows in the future. The County and Cities can modify this plan as needed. Chairman O’Steen asked for a motion to approve or reject the Resolution to adopt the 2023 Comprehensive Plan update for Coffee County and the Cities of Ambrose, Broxton, Douglas and Nicholls. Vice-Chairman Kitchens made a motion to approve the Resolution to adopt the 2023 Comprehensive Plan update for Coffee County and the Cities of Ambrose, Broxton, Douglas and Nicholls. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

Mr. Jason Whiddon, Code Enforcement Director, stated this is for the surface mining ordinance. Code Enforcement is proposing to take out Item #2 of the current text amendment. The proposed text amendment would be replaced with a 25 foot minimum buffer between the affected area and the property line and / or 50 foot minimum buffer if the affected area is adjacent to a road or occupied structure. This will mirror the State Ordinance. This is the first reading of this text amendment.

Mr. Jason Whiddon, Code Enforcement Director, stated the County is revamping this ordinance for Utility Substation, Ground Mounted Solar Energy System - Ordinance #5-49. The change will protect adjoining property owners with buffers for not only large land mass solar energy systems but smaller ones as well. This is the first reading of the text amendment. Attorney Rowell stated there has been had a lot of attention looking at how to protect the Community and landowners and property itself with respect to decommissioning these 25 years from now so there is financial assurance built into it for that process as well as liability insurance. Attorney Rowell asked the Commission to review this ordinance and to let us know if you have any questions.

Attorney Rowell reviewed the bids for the purchase of Road Department Equipment – (1) Motorgrader. The bids received were:

	<b>Bids</b>	<b>7-year buyback</b>	<b>Net after buyback</b>
Yancey CAT 140 Grader / Sloper	\$363,879.00	\$125,000.00	\$238,879.00

John Deere 670G Grader / Sloper	\$382,300.00	\$75,000.00	\$307,300,00
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Chairman O'Steen asked for a motion to approve or reject the bids for the purchase of road department equipment- (1) Motorgrader. Commissioner Paulk made a motion to approve the low bid with Yancey CAT. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

Fire Chief Steve Carver stated the Fire Department has replaced their old fire truck and he is asking the Commission to surplus that one and also needs to surplus used tires due to age.

The items to surplus on Gov Deals are:

2010 F150 Ford - VIN #30942- Sheriff's office truck  
VIN # 287962 Fire Truck  
Used Tires at the Fire Department

Chairman O'steen asked for a motion to approve or reject the surplus of (1) Fire Truck- VIN # 287962, used tires from the fire department and VIN# 30942 – Sheriff's office truck. Commissioner Jowers made a motion to approve the surplus of these items on Gov Deals. Vice-Chairman Kitchens seconded the motion. All Commissioner unanimously agreed.

Mr. Matt Seale, Douglas Coffee County Chamber and Economic Development Authority Chief Executive Officer, updated the Commission about the Mainstreet Program and the Downtown Development Authority. Mr. Seale spoke to the Commission about the proposal concerning revising the Main Street districts. There will be some discussions coming up in the near future.

There were no further comments from the audience.

Chairman O'Steen asked for a motion to adjourn the regular meeting. Vice-Chairman Kitchens made a motion to adjourn the regular meeting at 10:00 o'clock a.m. and this was seconded by Commissioner Jowers. All Commissioners unanimously agreed.

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County Clerk

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Chairman