GRADY COUNTY BOARD OF COMMISSIONERS

MEETING MINUTES

November 15, 2022, Meeting

The Grady County Board of Commissioners met on November 15, 2022, at 6:00 pm for a regular meeting. Commissioners LaFaye Copeland, Ray Prince, Keith Moye, Phillip Drew, County Administrator Buddy Johnson, County Clerk John White, and County Finance Director Holly Murkerson were present. Commissioner June Knight was absent.

Mr. Drew opened the meeting with the invocation and pledge to the flag.

Motion by Mr. Prince, second by Mrs. Copeland to approve the agenda as presented. The motion was approved.

PUBLIC COMMENTS

None

PRESENTATIONS

Buddy Johnson

Thank you Mr. Chair for the opportunity to present this evening on behalf of all the Grady County employees.

Four years ago, I was tasked with many jobs and responsibilities as your new County Administrator. The tasks as you all may remember were very complicated, convoluted, and in many cases extreme emergency needs that if gone unchecked could and likely would have had major financial and legal impacts on Grady County and its citizens. Prior to my arrival, there was no qualified leadership in place and I was faced with budgeting issues and total incompetence in the financial department of the county. Grady had 17 separate findings in what was called "the worst audit I have ever done" by the auditing agent. We did not have a balanced budget, we were in violation of SPLOST agreements, no capital asset depreciation reports or reports in general, CDBG grant infractions, improper reporting of jail construction fees and reports, improper use of a multi-grant fund which left no understanding or record of where funding was located or allocated, and several other unchecked matters. At the time, we had no accurate spreadsheets available, and no accounts were properly reconciled and balanced to determine how much working capital or money the county had in its funds. The budget presented to the commissioners, as several of you may recall, was literally fabricated by the former leadership.

It was also uncovered that an employee in the Commissioner's office was stealing funds to pad their paycheck and had been doing so off and on without detection for over two years. There was very little cooperation between the commissioners and the meetings were tense to say the least. Cooperation between governing entities was very scarce as well and tensions were high on all levels with no communication or plan to bridge those gaps. Sanitation was a huge issue and was clearly an environmental matter that needed immediate attention. Roads were completely a mess and at the time there was no funding source available as the former leadership had failed to meet the TSPLOST deadlines. County equipment and machinery was in shambles as most was outdated or in poor condition from the lake project. Repair costs were extremely high, and effectiveness was low as much of the equipment remained in the shop. Sheriff's office vehicles and equipment were not up to par and technology was a disaster countywide as most computers were gaming grade models, vulnerable to cyber-attacks and malware, and worst of all loaded with inadequate and non-registered software programs. Phone costs were over the top as they had gone unchecked for years and internet costs were extremely high. Healthcare management was not being handled properly and was costing the county large amounts of money that with a little work could have been avoided. And of course there was, and admittedly still is, the Tired Creek Lake project that at the time was on its last leg due to the Lake Authority and Commissioners being at odds and not working together.

With all of these different things going wrong and yes many -MANY more that for the sake of time I won't mention, the one thing that was absolutely going right and still is... Was the dedicated directors and their respective employees. While I was faced with many challenges, the one challenge I did not have was dealing with poor leadership in the individual departments. It was clear that they were weary and it was also clear they were concerned about the situation, but it is very apparent that they were handling business daily and working together to keep the ship afloat amongst the storm.

Upon hiring a new finance director (Holly Murkerson) and a new HR Director (John White), my office was able to systematically attack the issues at hand. My time was spent building the relationships back that were lost and bringing trust and integrity back to the commissioners and the county offices. Holly spent her time working through the many auditing issues and budgeting problems that were looming over us. John spent his time getting the necessary employee databases and healthcare matters straightened out. But what I truly want to get across tonight is that the directors and employees were asked to give us time and loyalty while we worked the budgetary and other pressing matters out. They were told that raises would be low or non-existent and that times would be lean for a couple of years. The majority of them (all the directors) have stood strong and hung in there. They have held their heads high, handled the ridicule, dealt with the complaints and have remained resilient. Through all that, they have done the best they can with the funding and equipment they have been given to work with and they continue to do so.

You all have been amazing to work for and with and we all appreciate the hard work you put into the county as commissioners elected by the people. You too have been ridiculed and beaten down unfairly for doing what is best for the county and its citizens, but you have been able to help us get the equipment needed to do the jobs that are in desperate need. You helped us formulate a plan to handle the sanitation issues we were having. You have outfitted our Sheriff's Office, EMS and Fire personnel with the necessary items needed to keep them safe and effective. You have provided machinery and equipment to help get roads, recreation, and building repair projects under control. You have also helped us fund the necessary technological upgrades that have saved us time and money. For that we are all extremely and sincerely grateful.

Tonight, I am here to ask you to take care of the most important asset you have. Your employees and directors. They have worked hard, and most have been dedicated and stayed even when other job opportunities may have been available. They have worked at wages below the average because they understood that the county budget was in shambles. That is dedication and I am extremely proud to work alongside of such people.

I have worked with Holly for months on this and our latest audit revealed that we have properly and consistently built up our fund balance to a level that is acceptable and manageable. While many may have faulted us for the savings prior to the economic downfall, it is clear that you, the commissioners, have made good decisions as we are not struggling to make payments like many of our sister counties and cities. The budget this year is up 12.5% overall with the proposed raises of 15% and .50/hour for all employees and directors. The current inflation is at 9.2%. Our previous years have averaged a necessary 3% increase. With the cost of gas, and the cost of food and other essential items we are right on the mark as to the amount of increase we are asking for.

Constitutional officers have all received a 29% or more increase in pay over the last two years and they have certainly earned that. What I am requesting is that we now take care of those who take care of us. We have the funds to support it going forward. The long overdue property reevaluations that are underway now will bring the revenues to the appropriate level in two years to support our budget, plus they likely will allow for a rollback of the current millage rate.

The increase requested will bring our workforce pay up to a competitive level with our neighboring counties and it will also put money in the pockets of the families that help drive and support Grady County. We will likely be able to attract more people to cover the positions we have open and also we will be able to slow the attrition rate going forward.

I realize that there are citizens who oppose this raise, and they certainly have a right to their opinions. That said, publicly criticizing our employees, by calling them salivating dogs because they are excited about the possibility of finally receiving a much deserved raise is as disrespectful and disgusting as not standing for the pledge of allegiance... Maybe England would be more suitable for that person... I digress,

Ignorance cannot prevail in this situation. I have been here for four years and I am very proud of the hard work that has gone into making our county government run more effective and efficient. You have all trusted me to lead the charge and I have delivered what you have asked for and will continue to do so if you allow me. You have trusted me to keep this ship up and running at its full capacity. That said, tonight I ask that you trust the two people that know the finances and health of the budget the most. Holly and I have looked this over and there is no doubt the we can afford to make this pay increase and it will easily be sustainable because we and the directors of Grady county have brought stability to what

was a total disaster. Your employees deserve this and frankly a lot more... But this year, we will start here and continue to improve the pay as the county continues to grow and improve under YOUR leadership.

No matter the decision, we will be thankful and we will respect you all. Thank you for my time Mr. Chair, I will be glad to answer any questions that you may have.

CORRESPONDENCE

The Calendar of Events was reviewed.

Regular Board Meeting, Tuesday, December 6, 2022, at 9:00 am

Lake Authority Meeting, Monday, December 5, 2022, at 8:30 am

Pope's Museum DAR recognition November 19, 2022, at 2:00 pm

Volunteer Firefighters Appreciation Dinner, Tuesday, November 22, 2022

Thanksgiving Holiday Thursday, November 24, and Friday, November 25

CONSENT ITEMS

Motion by Mr. Moye, second by Mr. Prince to approve

C039-22 Regular Meeting Minutes from 11/01/22.

C040-22 Approval of Tall Timbers \$500.00 donation.

The motion was approved.

FORMAL ACTIONS

FA091-22 Motion by Mr. Moye, second by Mr. Prince to approve the purchase of a Kubota Lawn Mower from South Georgia Tractor for Buildings and Grounds at a cost of \$10,700.00. The other bid was from Ag-Pro for \$11,799.99. The motion was approved.

FA092-22 Motion by Mrs. Copeland, second by Mr. Prince to table the Grady County Employee Handbook. The motion was approved.

FA093-22 Motion by Mr. Prince, second by Mr. Moye to appoint Mrs. LaFaye Copeland to another term on the Roddenberry Memorial Library Board. The motion was approved.

FA094-22 Motion by Mr. Prince, second by Mrs. Copeland to approve the Resolution to Accept Woodland Lakes Subdivision roads. The motion was approved.

NEW/UNFINISHED BUSINESS

Mr. Brian Harrison stated that the address matching for all private drives in the county has been completed. The maps have been sent to E911 and the Fire Department. Mr. Harrison thanked Jeanette Shurley for her hard work on this project.

Mr. Johnson read the following statement concerning the ABM RV Park Project.

ABM Tired Creek Lake RV Park Plan

The Grady County Commissioners and ABM representatives have been in back-and-forth discussions concerning the potential construction of a high-end RV park located at Tired Creek Lake. The original agreed upon plan to build the park was based on the discussions with ABM and their assumption at the time, that they would be able to utilize current legislation based on an efficiency energy revenue-based lease agreement that allows government entities to enter a long-term budget neutral lease purchase with a private organization. ABM was comfortable with the terms as they believed the legislation covered what the Grady County was requesting, and that the agreement would be legally binding for all sides. The original discussion led to ABM moving forward with a full RV Park planning and engineering phase which the county requested its own engineer (Stacy Watkins and Associates) to complete in conjunction with ABM's team. The cost estimate was NOT TO EXCEED 33 million dollars and a full presentation was made by ABM to the Grady County Board of Commissioners in a public meeting on December 21, 2021. In that presentation several required items were discussed as far as what the Grady County Commissioners would accept and agree to before this project could be approved. Those specific items were presented by ABM to the public and commissioners in the slide below:

Grady County Leadership Has Told ABM:

County desires return on their initial investment of building Tired Creek Lake

No appetite or support for increased taxes or bond referendum to fund development for lake

water and sewer infrastructure costs are current major challenges for the development of county owned land around lake

Any development must keep with theme of lake and the feel of South Georgia

Any future investment in lake must have a healthy balance on risk and return and must take a comprehensive approach

The county goal is to fund development around Tired Creek Lake without any up front capital and only using the return on investment over time to fully fund project

ABM

With the understanding of the presentation, the County Commissioners agreed to move forward with the P and E phase and ABM was confident in their ability to do this project as an energy efficient revenue lease agreement which would not require any upfront spending by Grady County to construct and would generate the revenues necessary to pay the lease off without the use of bonds or any increased tax payer funding specific to the RV park construction.

The P and E was officially started. A few months into the project, ABM representatives presented a document that, if signed, would bind Grady County to a walk away agreement. The agreement was laid out in a graduated growth phase manner based on the percentage of the P and E completed. The County Administrator and Commissioners forwarded the document to the County Attorney Gabe Ridley for his review and opinion on it. Attorney Ridley began reviewing the document and found several issues that needed discussion and further explanation. The most important of which was that under current Georgia Law, a County Government entity could not enter an efficiency energy saving revenue lease agreement as was originally thought by ABM. The legislation only allowed for "school systems" to utilize this option. He also took issue with the idea that this was an "efficiency energy saving project" as

there were many questions as to where the energy savings would come from. This discussion was back and forth between ABM and Grady County leaders to determine if indeed this could be done under the prescribed concept that was presented at the 12-21-2021 meeting. The result of those discussions was that it could not be done as ABM had hoped due to the missing language and current Georgia laws.

ABM began searching for optional funding sources and could only arrive at the one source the County Commissioners and citizens would not accept which was the issuance of revenue bonds. After extensive discussions and many ideas being considered, Grady County Commissioners and ABM jointly halted the project. Because the original concept presented by ABM could not be achieved without the use of bonds, which the County Commissioners clearly stated it would not do, and because no binding documentation requiring any payment by Grady County exists, Grady County will not be required to pay anything toward the P and E completed. The Grady County Commissioners do agree that they will ask the Tired Creek Lake Authority to put the RV concept out for consideration by any private entity with the plans attached. This would make the offer very attractive as the P and E has been completed minus the permits. ABM would have to agree to allow the P and E to be used in the process and any purchase made of the plans would go directly to ABM from the buyer.

The Grady County Commissioners and the Lake Authority are committed to seeing economic growth at Tired Creek Lake and the addition of an RV park of this quality would be an amazing step in the right direction. While the initial plan could not be achieved, the contingency option is still an achievable and positive one to pursue. ABM has been a good partner with Grady County and while this simply did not pan out as hoped, it has still opened the door for success in the future.

Mrs. Murkerson presented the budget for the board to give direction on what to include in the budget.

SHERIFF OFFICE:	2 FOR ROAD	STARTING	PAY \$17 FOR	2023	2 FOR COURTHOUSE		1	TOTAL OF 4	
SALARIES	\$ 94,600			6 PP & \$18,500 OT	\$	70,400	\$17/HR X 2 X 80 REG X 26 PP	\$	165,000
ALARIES	\$ 94,600	CUT 4 PT P		017 Q 910,300 UI	\$	70,400	71/1111 A Z A OU REG A 20 PP	Š	(22,800
INIFORMS	\$ (22,800)	UNIFORM			\$	1,200	2 X \$600 FOR FT DEPUTIES	\$	2,400
JNIFORMS	\$ (1,200)	-	PT POSITION	S @ \$300	\$	1,200	Z A 9000 I ORA I DEFUTES	\$	(1,200
RAINING	\$ 8,800	2 FT @ \$44		3 @ \$300	\$	8,800	2 FT @ \$4400	\$	17,60
OVERTIME	\$ (6,000)		REGULAR OT		\$	0,000	211@ 94400	\$	(6,00
DUTFITTING	\$ 21,000	2 @ \$10,50			\$	21,000	2 @ \$10,500	\$	42,000
CELL PHONES	\$ 3,300		ROUTERS FOR	CAPS	\$	1,200	2 CELL PHONES	\$	4,500
/EHICLES	\$ 116,000			INTERCEPTORS	\$	1,200	2 CLLL FIIONES	\$	116,00
BENEFITS	\$ 23,700		25% ROUNDE		Ś	17,600	\$70,400 X 25% ROUNDED	\$	41,300
ENEFITS	\$ 238,600	354,000 A	23/0 ROUNDE	D OF	\$	120,200	370,400 X 23/6 KOONDED	\$	358,800
MAGISTRATE:	\$ 34,500	ADDITION	AL ET ADMIN	ISTRATIVE STAFF PI	7		ENIERITS	Ą	330,000
ADDITIONAL GENERAL FUND REQUESTS			ALFI ADIVIIN	ISTRATIVE STAFF FI	EKSON AT \$15.	23/ FIN, 23/0 E	I		
		TBD							
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WORK BASED LEARNING CAPITAL - VFD STATION	\$ 10,400		PERTY SECUR		In I				
CAPITAL - VED STATION CAPITAL - COURT RENOVATIONS					ė	34,500		ć	34,500
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	\$ 251,100	1			Ÿ	251,100		\$	251,100
OTAL	\$ 524,200				\$	405,800		\$	644,400
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MBULANCE	\$ 253,000			/REMOVED FROM	CAPITAL				
RCHIVE SOCIAL INCREASED	\$ 700		D TO \$3000						
IAGNOSTIC SOFTWARE FEE	\$ 1,200		PER CHRIS DIX						
NCREASED FEE FOR MAIL OUTS	\$ 3,900		TAX ASSESSORS OFFICE/TOTAL IS \$12,500 I						
IRED CREEK LAKE DECREASED	\$ (62,000)		REAL ESTATE INC. \$42,000, \$20,000 ATTNY FEE						
AKE AUTHORITY	\$ 93,000		GUESTIMATE LIKELY TO CHANGE						
UPERIOR COURT REPORTTER	\$ 4,000		PER K. CHASON/APPROVED BY B. JOHNSON						
NCREASED DFCS SUPPLEMENT	\$ 2,500		INCREASED FROM \$7500 TO \$10,000						
ADJUSTED PT MAGISTRATE SALARY/FICA	. ,			SATION WITH CHIE	F MAGISTRATE	:			
\$ 300									
	, ,								
CENARIO #1									
ENTATIVE RECOMMENDED BUDGET EXPENDITURES	\$ 18,672,500				% INCI	REASE		1	
DDED TO TENTATIVE SINCE PRESENTATION	\$ 300,900	2020 BUDO	ET	\$ 16,997,700	,,,,,,,				
EEKING APPROVAL/DISAPPROVAL	\$ 644,400	2021 BUDO		\$ 17,224,300		1.3%	21 TO 20	İ.	
5% SALARY INCREASE/FICA CURRENT EMPLOYEES	\$ 1,023,200	2022 BUDO		\$ 18,341,500			22 TO 21		
	\$ 20,641,000	2023 BUDO		\$ 20,641,000			23 TO 21		
	,. ,	1		,. ,					
		CURRENT	NFLATION	9.2%		3.3%			
				3.270		2.070			
CENARIO #2									
ENTATIVE RECOMMENDED BUDGET EXPENDITURES	\$ 18,672,500								
DED TO TENTATIVE SINCE PRESENTATION	\$ 300,900								
EKING APPROVAL/DISAPPROVAL	\$ 405,800								
5% SALARY INCREASE/FICA CURRENT EMPLOYEES	\$ 1,023,200								
	\$ 20,402,400	WITHOUT	ROAD DEPUT	IES					
CENARIO #3			52. 51	Ī					
ENTATIVE RECOMMENDED BUDGET EXPENDITURES	\$ 18,672,500								
DDED TO TENTATIVE SINCE PRESENTATION	\$ 300,900								
EEKING APPROVAL/DISAPPROVAL	\$ 524,200								
	- 527,200						-		
.5% SALARY INCREASE/FICA CURRENT EMPLOYEES	\$ 1,023,200								

2023 BUDGET						
SPECIAL FUNDS						
November 15, 2022						
		OOOO TENTATIVE BURGET				
Account	Description	2023 TENTATIVE BUDGET				
REVENUES						
205	LAW LIBRARY FUND	\$ 14,000				
206	FRIENDS AGAINST DRUGS	\$ 3,000				
207	JAIL CONSTR & STAFFING	\$ 50,000				
208	SWAT DONATION ACCOUNT	\$ 2,000				
209	DRUG COURT PARTICIPANTS	\$ 5,000				
210	DRUG SEIZURE FUND	\$ 1,100				
211	VICTIM WITNESS FUND	\$ 10,000				
212	DRUG AND EDUC FUND (DATE)	\$ 18,000				
213	COUNTY SUPPLEMENT JUV SVC	\$ 100				
215	E-911 FUND	\$ 1,216,200				
222	RECREATION DONATIONS	\$ 110,000				
324	SPLOST (PASSED 2019)	\$ 3,000,000				
	TSPLOST	\$ 3,000,000				
	EMPLOYEE HEALTH INS FUND	\$ 2,200,000				
GRANTS						
	GOHS	\$ 20,000				
	EMA STATE GRANT	\$ 17,600				
	EMS TRAUMA GRANT	\$ 8,000				
348	2023 LMIG	\$ 750,000				
		\$ 10,425,000				
EXPENDI	TURES					
	LAW LIBRARY FUND	\$ 14,000				
206	FRIENDS AGAINST DRUGS	\$ 3,000				
207	JAIL CONSTR & STAFFING	\$ 50,000				
208	SWAT DONATION ACCOUNT	\$ 2,000				
209	DRUG COURT PARTICIPANTS	\$ 5,000				
210	DRUG SEIZURE FUND	\$ 1,100				
211	VICTIM WITNESS FUND	\$ 10,000				
212	DRUG AND EDUC FUND (DATE)	\$ 18,000				
213	COUNTY SUPPLEMENT JUV SVC					
215	E-911 FUND	\$ 1,216,200				
222	RECREATION DONATIONS	\$ 110,000				
324	SPLOST (PASSED 2019)	\$ 3,000,000				
336	TSPLOST	\$ 3,000,000				
500	EMPLOYEE HEALTH INS FUND	\$ 2,200,000				
GRANTS						
214	GOHS GRANT	\$ 20,000				
223	EMA STATE GRANT	\$ 17,600				
225	EMS TRAUMA GRANT	\$ 8,000				
348	2023 LMIG	\$ 750,000				
		\$ 10,425,000				
* PROJECT I	ENGTH BUDGETS - THIS AMOUNT IS PR	OJECTED FOR 2023				
LMIG -						

\$ 750,000 PROJECTED 2023 LMIG

The Board agreed to fund the two deputies for Courthouse Security and the Magistrate's request. The board will decide later at what level to fund the COLA increases for employees.

FA095-22 Motion by Mr. Prince, second by Mrs. Copeland to move the meeting originally scheduled for December 20, 2022, to Tuesday, December 27, 2022. The motion was approved.

EXECUTIVE SESSION:

None

REPORTS

- A. Attorney's Report None
- B. Animal Control 10-22
- C. Roads and Bridges 10-22
- D. Code Enforcement 10-22
- E. Buildings and Grounds 10-22

RESOLUTIONS, PROCLAMATIONS, AND AGREEMENTS

RESOLUTION

A RESOLUTION OF THE GRADY COUNTY BOARD OF COMMISSIONERS TO ACCEPT A DONATION OF PRIVATE LAND FOR PUBLIC ROAD PURPOSES

WHEREAS, a residential subdivision with Grady County known as the Woodland Lakes Subdivision contains two private drives as shown on those plats of survey by Larry W. Grogan, Registered Land Surveyor, recorded in plat book 40, page 124 and plat book 40, page 125, in the property records of Grady County; and

WHEREAS, the real property containing the private drives is titled in the name of Holton & Ward, LLC; and

WHEREAS, Holton & Ward, LLC, delegated control of the private drives to the Woodland Lakes Subdivision in those Protective Covenants, Restrictions, and Agreements of Woodland Lakes Subdivision and Woodland Lakes Subdivision, Phases II and III, recorded in deed book 631, page 762, Grady County records; and

WHEREAS, those protective covenants also grant certain rights to lot owners with frontage on the private drives; and

WHEREAS, representatives of Woodland Lakes Subdivision homeowners' association have asked the Board of Commissioners to accept a donation of the private drives; and

WHEREAS, after study and investigation, the Grady County Board of Commissioners did find that the private drives to be donated are suitable for public road purposes, that they meet all requirements set forth in the Grady County Land

Development Regulations, and that such a donation is in the public's interest; and

WHEREAS, on June 7, 2022, the Board of Commissioners did unanimously vote to acquire the private drives; and

WHEREAS, the Board of Commissioners finds it desirable to memorialize its decision by formal resolution and, to ensure compliance with Georgia law, to set forth the specific terms and conditions under which it will accept the donation.

NOW THEREFORE, BE IT RESOLVED by the Grady County Board of Commissioners

that:

- 1. The Board will accept the donation of the real property containing the private drives as shown on those plats of survey by Larry W. Grogan, Registered Land Surveyor, recorded in plat book 40, page 124 and plat book 40, page 125, in the property records of Grady County under the following terms and conditions:
 - a. The Woodland Lakes Subdivision Homeowners Association, after proper resolution accordance with its bylaws, and the owner of each lot with frontage on the private drives (lots 1 through 9 and lots 19 through 27), execute a quitclaim deed to Grady County, relinquishing all those rights to the private drives as set forth in Article XXIV of the Protective Covenants, Restrictions, and Agreements of Woodland Lakes Subdivision and Woodland Lakes Subdivision, Phases II and III, recorded in deed book 631, page 762, Grady County records; and
 - b. Holton & Ward, LLC, after proper resolution in accordance with its operating agreement, delivers a properly-executed a warranty deed, conveying fee simple title to the real property containing the private drives to Grady County subject to no liens, easements, or other encumbrances; and
 - c. The county attorney provides a title opinion to the Board of Commissioners, certifying that Holton & Ward, LLC, hold marketable, fee simple title to the property to be donated

subject to no liens, easements, or other encumbrances.

2. The county attorney, county administrator, and county clerk are directed to take all actions and do all things necessary to carry out the purpose of this resolution.

ADOPTED by the Board of Commissioners of Grady County, Georgia, this_15th day of

_November, 2022.

GRADY COUNTY BOARD OF

By: Phillip <u>Drew</u>, Chairman



ADJOURNMENT

Motion to adjourn was made by Mr. Moye and second by Mr. Prince. The motion was approved.

	PHILLIP DREW, CHAIR
	June Knight, VICE-CHAIR
ATTEST:	
	RAY PRINCE, COMMISSIONER
JOHN WHITE, COUNTY CLERK	
	Keith Moye, COMMISSIONER
	LAFAYE COPELAND, COMMISSIONER