

Warren County Board of Commissioners
Regular Monthly Meeting
Tuesday, August 12, 2025
4:00 p.m.

The Warren County Board of Commissioners met for their regular monthly meeting on Tuesday, August 12, 2025, at 4:00 p.m. This meeting was held in the Warren County Community Service Building located at 48 Warren Street.

Call Meeting to Order

Chairman Graham called the meeting to order.

Prayer

Commissioner Allen L. Troy led the prayer.

Pledge of Allegiance

Roll Call:

County Clerk, Porsha Johnson did roll call. The following were present.

- ✓ John R. Graham, Chairman
- ✓ Richard Burley, Jr. Commissioner District 1
- ✓ Allen L. Troy, Commissioner District 2

Staff Attending:

Jeffrey Fowler, Community Relations & Project Director
Michael Thigpen, Code / Planning Administrator
Porsha Johnson, County Clerk

Guest Attending:

Jennifer Robinson
Diane Whitaker
Kay Debeaugrine
Brad & Jenny Snell
Beau Mitchell
Clara Mayes
Patricia Hambsch
Tammy & Ron Carden
Missy Garner
Adam Heagy – Ogeechee Riverkeeper

Minutes Approval for July 2025:

Commissioner Burley made a motion to approve July 2025 minutes and dispense with the reading of them. Commissioner Troy seconded the motion. The vote was unanimous.

Finance Report for July 2025:

County Clerk, Porsha Johnson read the Finance Report for July 2025.

A copy of this report will be placed in the Attachments to the 2025 Minutes.

Land Use Application

Chairman Graham introduced Michael Thigpen, Code/Planning Administrator, and turned the floor over to him. Mr. Thigpen explained that Mrs. Jennifer Robinson was present to seek the Board of Commissioners' approval for a zone change concerning a portion of her property located at 4845 Countyline Road West, Mitchell, GA. Mrs. Robinson previously owned 18 acres; following the sale of 5 acres, her remaining property now includes 13 acres. She is requesting a zone change to this area from the current Forest AG classification to Rural Residential. Mr. Thigpen noted that the Planning Commission met on Monday, July 21, 2025, and approved this request during their meeting.

Commissioner Burley made a motion to approve the Land Use Application #25-6-16. Commissioner Troy seconded the motion. The vote was unanimous.

A copy of this application will be placed in the Attachments to the 2025 Minutes.

Food Service Agreement

Chairman Graham informed the board that we have received a proposed contract from GA Foods Service, which is managed through CSRA Regional Commission. The purpose of this contract is to update the delivery of meals for senior citizens in Warren County, including both homebound individuals and those attending the center. We have had prior working experience with this vendor. In 2024, meal prices were established at \$6.48 and \$8.01. Following a thorough review of the new contract, we have observed a small price increase. The overview is listed below:

October 1, 2025 – September 30, 2026

Meal Type	Current Price	If Approved, New Price Begins 10/01/2025
Frozen TMS, or Shelf-Stable On-site	\$6.48	\$6.67
Hot Meal Price (Bulk or pre-plate)	\$6.48	\$6.67
Frozen TMS or Shelf-Stable delivered to Home	\$8.01	\$8.25

Commissioner Troy made a motion to approve the GA Foods Service Agreement. Commissioner Burley seconded the motion. The vote was unanimous.

A copy of this agreement will be placed in the Attachments to the 2025 Minutes.

Bushnell Proclamation

Chairman Graham introduced Jeffrey Fowler, Community Relations and Project Director, to review the proposed Bushnell Proclamation. Mr. Fowler read the proclamation, after which he passed the floor back to Chairman Graham. Chairman Graham explained that the purpose of the proclamation is to honor the life of Mr. David Bushnell, the inventor of the first combat submarine, known as the Turtle. Mr. Bushnell is buried here in Warrenton, GA. Chairman Graham noted that Tammy Carden, along with Jeffrey Fowler and his staff, researched the history, and if approved, September 6th of each year would be designated as David Bushnell Day.

Commissioner Troy made a motion to approve the Bushnell Proclamation. Commissioner Burley seconded the motion. The vote was unanimous.

A copy of this proclamation will be placed in the Attachments to the 2025 Minutes.

Tax Assessor Board Appointment

Chairman Graham noted that Mr. Cedric Bacon, a member of the Warren County Tax Assessors Board, has a term set to expire on September 13, 2025. The board will need to either reappoint him or recommend a replacement. Chairman Graham also mentioned that Mr. Bacon has expressed a desire to continue serving on the Tax Assessors Board for an additional three-year term. If reappointed, his new term would end on September 14, 2028.

Commissioner Burley made a motion to reappoint Cedric Bacon to the Tax Assessors Board and approve Resolution #2025-08-01. Commissioner Troy seconded the motion. The vote was unanimous.

A copy of this Resolution #2025-08-01 will be placed in the Attachments to the 2025 minutes.

Hazard Mitigation Grant Program

Chairman Graham informed the Board that Warren County, GA received a letter from Georgia Emergency Management Agency (GEMA) stating that a Hazard Mitigation Grant Program (HMGP) award for Warren County has been approved by the Federal Emergency Management Agency. The grant fund will be used to update the Warren County Multi-Jurisdictional Hazard Mitigation Plan to meet the federal requirements of the Disaster Mitigation Act of 2000. The total approved amount is \$29,689.00 with a federal amount of \$22,266.75, a state share of \$2,968.90, and a local match of \$4,453.00.

Commissioner Burley made a motion to approve and receive the Hazard Mitigation Grant. Commissioner Troy seconded the motion. The vote was unanimous.

A copy of this letter and agreement will be placed in the Attachments to the 2025 Minutes.

Lease Agreement – Workforce Development

Chairman Graham informed the Board that he was contacted by a representative from CSRA Regional Commission regarding their interest in leasing available space in Warren County. If approved, CSRA Workforce Development would be housed at this location. The program is managed by CSRA Regional Commission which aims to enhance the regional economy by providing workforce development services and connecting individuals with training and employment opportunities. CSRA Regional Commission manages funding programs across 13 counties in Georgia, including Burke, Columbia, Glascock, Hancock, Jefferson, Jenkins, Lincoln, McDuffie, Richmond, Taliaferro, Warren, Washington, and Wilkes. Warren County has suitable space available at the Warren County Community Service Building, located at 48 Warren Street.

If approved, the lease would be for a term of one year, with the possibility of renewal. The monthly base rent for the space would be \$700.00.

Commissioner Troy made a motion to approve the lease agreement. Commissioner Burley seconded the motion. The vote was unanimous.

A copy of this lease agreement will be placed in the Attachments to the 2025 Minutes.

Right of Way Mowing Agreement

Chairman Graham informed the Board that Ogeechee Landscape LLC was previously awarded the contract for Warren County's right-of-way mowing. The current agreement specifies that the rights-of-way will be mowed three times; however, due to recent inclement weather, additional mowing will be necessary, bringing the total to four. If approved, the agreement will require an amendment to include an additional \$31,600.00, and the contract term will cover from April 1, 2025 - March 31, 2026.

Commissioner Burley made a motion to approve amending the Right of Way Agreement. Commissioner Troy seconded the motion. The vote was unanimous.

A copy of this amended agreement will be placed in the Attachments to the 2025 Minutes.

Tax Anticipation Note

Chairman Graham informed the Board that, given the current circumstances, it may be necessary to consider obtaining a Tax Anticipation Note. Warren County, GA, has not obtained a Tax Anticipation Note since the late 1990s, and we are working diligently to avoid that need this time as well. If circumstances require, Chairman Graham indicated he would provide additional information to the Board at a later time.

No Action Taken

FLOST

Chairman Graham informed the Board that HB581 establishes a statewide homestead exemption referred to as a "floating homestead." This exemption increases the amount available to offset property value increases caused by local market conditions experienced over the past year. The bill caps the annual increase in property values used for tax assessment purposes which also allows for a special sales tax to support a rollback of the millage rate.

Chairman Graham recommends considering a Joint Called Meeting in the near future with representatives from the three cities and county to discuss. If approved, the implementation would require placing a measure on the ballot for the November election. The collection of applicable taxes would begin from January 2026 through December 2026, with the rollback occurring in the year 2027.

No Action Taken

Library System

Chairman Graham informed the Board that Columbia County has notified the State of Georgia of its interest in establishing a stand-alone regional library. Consequently, Burke, Lincoln, and Warren counties will need to determine the appropriate course of action. Currently, Warren County is unable to establish a stand-alone library, as the State of Georgia requires an investment of one million dollars, which the county is unable to accommodate. It has been approximately ten years since Warren County joined the Greater Clarks Hill System. Recognizing the importance of a regional approach, Chairman Graham will attend a meeting in Washington

Wilkes today, Tuesday, August 12, 2025, at 5:30 p.m. to discuss the potential for Warren County to join the Bartram Trail Regional Library System. The Bartram Trail Regional Library System serves McDuffie, Taliaferro, and Wilkes counties. Additionally, he plans to participate in the Warren County Library meeting scheduled for Wednesday, August 13, 2025, at 3:30 p.m. Further updates will be provided at a later date.

No Action Taken.

Citizens Comments

Chairman Graham thanked all the citizens for attending the meeting and asked if anyone had any questions or concerns. Chairman Graham opened the floor.

Brad Snell – Expressed his concerns regarding the placement of solar panel farms within his community.

Chairman Graham – The County is collaborating with the County Attorney to develop an ordinance that may establish a buffer, thereby potentially providing landowners with greater input and influence in related matters.

Clara Mayes – Why can't the ordinance prohibiting solar panels be adopted immediately?

Chairman Graham – Solar panels were approved and installed in other areas of Warren County. Therefore, it is essential to ensure that all processes are conducted fairly and in accordance with legal requirements.

Adam Heagy – Provided maps to the Board of Commissioners indicating the areas where he would prefer solar panel installations to be avoided, due to potential concerns regarding contamination of the Ogeechee River.

Chairman Graham – Observed the maps and noted that the Comprehensive Plan must also be reviewed prior to finalizing any decisions.

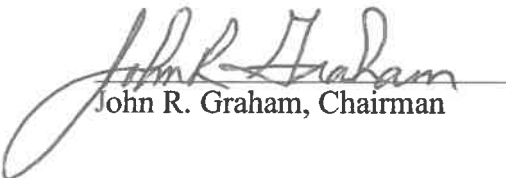
Missy Garner – Expressed her agreement with the landowners' position that they do not support the installation of solar panels within their community.

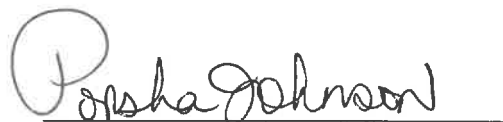
Tammy Carden - Invited the public to attend the Events of Warren County Meeting scheduled for Thursday, August 14, 2025, at 6:00 p.m.

Chairman Graham – Again, expressed thanks to everyone for attending today's meeting and for their comments.

Credit Card bill was reviewed.

Meeting adjourned at 4:32 p.m.


John R. Graham, Chairman


Porsha Johnson, County Clerk