Warren County Board of Commissioners
Regular Monthly Meeting
Tuesday, June 10, 2025
4:00 p.m.

The Warren County Board of Commissioners met for their regular monthly meeting on Tuesday, June 10, 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 Troy led prayer.

Roll Call:
County Clerk, Porsha Johnson did roll call. The following were present.
- ✓ John R. Graham, Chairman
- ✓ Allen L. Troy, Commissioner District 2

Staff Attending:
- ✓ Jeffrey Fowler, Community Relations & Project Director
- ✓ Porsha Johnson, County Clerk

Guest Attending:
Adam Heagy
Kay deBeaugrine
Benjamin Cranford III
Benji Cranford
Tammy Carden

Minutes Approval for May 2024:
Commissioner Troy made a motion to approve May 2025 minutes and dispense with the reading of them. Chairman Graham seconded the motion. The vote was unanimous.

Finance Report for May 2024:
County Clerk, Porsha Johnson read the Finance Report for May 2025. A copy of this report will be placed in the *Attachments to the 2025 Minutes*.

DFACS Board Member Appointment – Floyd Mayes
Chairman Graham began by informing the Board that Floyd Mayes was appointed to the Board following the passing of a DFACS Board Member. Mr. Mayes was appointed to serve the remainder of that term and has indicated his willingness to continue serving on the DFACS Board. The Board members serve four-year terms. If appointed, his term will end on June 30, 2029.

Chairman Graham made a motion to appointment Floyd Mayes as the DFACS Board Member. Commissioner Troy seconded the motion. The vote was unanimous.

Appointment of Election Supervisor – Lisa Smith
Chairman Graham briefed the Board on the upcoming elections, noting that, starting last year, the Probate Judge no longer oversees this process. Currently, Kathy Holcomb is serving as the Interim Election Supervisor; however, Mrs. Holcomb is scheduled to retire officially on June 30, 2025. Mrs. Lisa Smith has been hired to assume this new responsibility. The transition of responsibilities will begin June 23, 2025.

Chairman Graham made a motion to appoint Lisa Smith as the new Election Supervisor effective June 23, 2025. Commissioner Troy seconded the motion. The vote was unanimous.

Award 2025 TIA & LMIG
Chairman Graham announced that the Warren County Board of Commissioners received 4 bids for the 2025 TIA & LMIG projects. The bids received are listed below:

BIDDER:	BASE BID:
Garrett Paving Company, Inc.	$4,695,403.99
Reeves Construction Company	$4,813,731.50
Pittman Construction Company	$5,343,780.82
E.R. Snell Contractor, Inc.	$4,898,332.50

After careful reviews of all bids, the engineers recommend moving forward with the lowest bidder, Garrett Paving Company, Inc.

Commissioner Troy made a motion to award the 2025 TIA & LMIG to Garrett Paving Company, Inc. Chairman Graham seconded the motion. The vote was unanimous.

FY24 EMPG Base Award
Chairman Graham announced to the Board that the FY2024 Local Emergency Management Performance Grant (EMPG) Base Award application has been successfully processed and approved. Warren County EMS was awarded $18,805.00 in federal funds. The Base Award is funded by the Department of Homeland Security/ Federal Emergency Management Agency.

Chairman Graham made a motion to approve the FY24 EMPG Base Award. Commissioner Troy seconded the motion. The vote was unanimous.

PSB Parking Lot Bid
Chairman Graham informed us that the original bid request for the PSB Parking Lot project was rejected due to a change in the project scope. The RFQ was subsequently resent, and we have received two bids. The details of the bids are provided below.

BIDDER:	BASE BID:
All Star Concrete	$151,486.75
ASA Paving	$159,778.27

Atlas Engineering Firm has reviewed the bids and recommends proceeding with the lowest bidder, All Star Concrete.

Chairman Graham made a motion to approve All Star Concrete's Bid. Commissioner Troy seconded the motion. The vote was unanimous.

Estimated Roll-Back Millage Rate

Chairman Graham stated that the estimated roll-back rate is a new concept that became law in 2025. It was created by HB581 (2024) and revised by HB92 (2025). Under prior law, a property's owner's annual notice of assessment (NOA) automatically included the previous year's millage rate for each authority and an estimated tax liability based in that rate. HB581 created the estimated roll-back rate designed to provide local government with more flexibility in accurately previewing that year's millage rate to the property owner on their Notice of Assessment. HB92 added deadline by which the estimated roll-back rate be provided and added a fallback provision if a jurisdiction fails to certify and provide an estimated roll-back rate. The estimated rollback millage rate must be finalized prior to distributing notices to the residents. Each government entity, including the School Board, is required to submit their millage rate; if not certified, the previous year's rate will be applied. The City of Norwood and the City of Warrenton have submitted their correspondence to the Tax Assessors, Chief Appraiser, and Tax Commissioner. We are currently awaiting submissions from the City of Camak, the Warren County Board of Education and the Warren County Board of Commissioners. The assessment notices must be sent out before July 1, 2025. Chairman Graham has recommended an estimated rollback rate of 13 mills, representing a 1-mil increase over last year's rate.

Commissioner Troy made a motion to set the estimated roll-back millage rate at 13 mils. Chairman Graham seconded the motion. The vote was unanimous.

Capital Projects Finance Proposals

Chairman Graham stated that the purpose of the proposed financial initiatives is to support Warren County's capital building projects. The funds will be allocated for a transit bus facility, public works equipment storage facility, Norwood and Ricketson Fire Stations, a new 911/EOC Building, Coroner Facility, and improvements to the Community Service Building. Plans also include relocating Workforce Development into the Community Service Building, and installation of a generator for the use of this building as an emergency shelter. We asked about proposals from several financial institutions, including Farmer & Merchant Bank, First State Bank, Queensboro Bank, and Magnolia Bank. Warren County has received financing offers from each one of these banks. Scott Kelly, County Attorney, stated that the best proposal was from Magnolia. After reviewing the information, Attorney Kelly recommended proceeding with Magnolia Bank. Chair Graham mentioned that Warren County receives tax funds in the amount of $200,000 from Bulldog Solar Project that will go towards the repayment of the loan. Commissioner Troy made a motion to move forward using Magnolia Bank. Chairman Graham seconded the motion. The vote was unanimous.

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

Ambulance Purchase

Chairman Graham stated that Warren County currently operates three ambulances. One of these ambulances is eight years old. Wheel Coach has an ambulance with only 1,500 miles on it, which includes warranties, and this unit is available for purchase. Presently, the EMS Department

operates two ambulances daily. Both Chair Graham and EMS Director Crystal Ladousier agree that this purchase would be a valuable addition. The purchase price for the ambulance is $259,991.00. If approved, the funding would be structured as a 5-year loan to be repaid with SPLOST funds. The ACCG Equipment Finance Program Department has approved the finance of this amount plus the amount for a new motor grader approved for purchase at the Special Called Meeting held, Thursday, May 29, 2025, for 5 years.

Commissioner Troy made a motion to approve moving forward with the purchase of the new ambulance and finance option. Chairman Graham seconded the motion. The vote was unanimous.

FEMA Update
Chair Graham informed the Board that Warren County has completed all debris cleanup related to Hurricane Helene. He mentioned that the total expected reimbursement from FEMA and GEMA is approximately 6 million dollars. To date, we have received 2.4 million dollars, and we will begin processing invoices using these funds without delay.

No Action Taken

ACCG Financing
Chair Graham gave a brief review of the ACCG Financing Program, which was discussed earlier. Currently, the Resolution needs to be approved, since we plan to move forward with using ACCG Equipment Financing Program.

Commissioner Troy made a motion to approve the ACCG Finance Resolution. Chairman Graham seconded the motion. The vote was unanimous.

Solar Ordinance Request
Chair Graham stated that Warren County received a request from the Ogeechee Riverkeeper Organization concerning a proposed solar ordinance. They along with residents in the area would like to move forward with this ordinance to defer solar farms in Warren County. Chair Graham informed the Board that County Attorney Scott Kelly is currently reviewing the relevant documents.

Attorney Kelly clarified that the request was submitted by Ogeechee Riverkeeper, proposing the implementation of a moratorium. He advised that the request cannot be approved at this time and explained the legal considerations involved. Attorney Kelly emphasized that it is the attorney's responsibility to advise the county on such matters. He acknowledged that balancing landowner rights and land use regulations is complex and that even if such an ordinance were to be adopted, it would carry inherent risks. This issue remains a significant concern for all participants.

Attorney Kelly also noted that the tax revenue generated from solar farms benefits the county. He plans to reach out to all involved parties to understand the opposition's concerns more thoroughly, particularly why Ogeechee Riverkeeper is strongly opposed to the solar farms. He estimated that this review process could take several months.

Adam Heagy, representing Ogeechee Riverkeeper, introduced himself and clarified that their organization's opposition is not intended to hinder tax revenue for Warren County. He expressed

that local citizens are primarily concerned about the environmental impact of land clearing associated with the solar farms.

Chair Graham concluded by highlighting that preserving environmental safety is a primary concern. He assured us that the Board will continue to engage in dialogue on this matter moving forward.

No Action Taken

Solid Waste Fees
Chair Graham noted that a few months ago we discussed concerns regarding rising prices at the Solid Waste Center. He highlighted that the cost per ton has increased from $42 to $81 in McDuffie County's Center which receives Warren County's solid waste. The current rates have remained unchanged from the start of this facility, but due to increased solid waste disposal fees and tire disposal costs, the following new rates are proposed to take effect. If approved, the new prices could start July 1, 2025. Please refer to the fee schedule below:

Solid Waste Fee
$0.10 per pound

Tires
Passenger Tire - $3.00 per tire
Truck Tire - $11.00 per tire
Farm Tire - $25.00 per tire

Jeffrey Fowler, Community Relations and Project Director, noted that Trash Amnesty Day has been successful annually and expressed optimism that it will continue to be a valuable event for the residents of Warren County.

Chairman Graham made a motion to approve the increase of solid wastes and tire fees effective July 1, 2025. Commissioner Troy seconded the motion. The vote was unanimous.

FY 2025/2026 Budget Approvals Resolutions
Chairman Graham stated they have met and have set the tentative FY 2025/2026 budgets. The following resolutions would set the adopted budgets for FY25/26.

Resolution # 2025-07-01 General Fund Budget
Chairman Graham stated Resolution #2025-07-01 is a Resolution adopting the General Fund budget for the Fiscal Year 2025/2026 in the amount of $5,956,133.

Chairman Graham made a motion to approve Resolution #2025-07-01. Commissioner Troy seconded the motion. The vote was unanimous.

A Copy of Resolution #2025-07-01 will be placed in the Attachments to the 2024 Minutes.

Resolution #2025-07-02 SPLOST 2022-2027
Chairman Graham stated Resolution #2025-07-02 is a Resolution adopting the Special Local Options Sales Tax (SPLOST) 2022-2027 Funds for the Fiscal Year 2025/2026, they are as follows:

- Economic Development $642,468
- Emergency Services $503,900
- Recreation $469,270
- Inert Landfill/Solid Waste $104,500
- Water and Sewer $218,908

Commissioner Troy made a motion to approve Resolution #2025-07-02 and the amounts. Chairman Graham seconded the motion. The vote was unanimous.

A copy of Resolution #2025-07-02 will be placed in the Attachments to the 2025 Minutes.

Resolution #2025-07-03 Special Accounts

Chairman Graham stated Resolution #2025-07-03 is a Resolution adopting the Special Accounts budgets for the Fiscal Year 2025/2026, they are as follows:

- Drug Abuse Treatment & Education $ 60,000
- Jail Fund $ 161,000
- Sheriff Drug Fund #2 $ 3,900
- Volunteer Fire Department $ 35,000
- E911 Fund $ 255,000
- Sheriff Drug Fund #1 $ 17,500
- Sheriff Pre-Trial $ 7,000
- Law Library $ 10,000
- ARP Federal Fund $14,067.45
- Transportation Special Local Option Sales Tax (TSPLOST) $2,095,000

Chairman Graham made a motion to approve Resolution #2025-07-03. Commissioner Troy seconded the motion. The vote was unanimous.

A copy of Resolution #2025-07-03 will be placed in the attachments to the 2025 Minutes.

Resolution #2025-07-04 SPLOST 2017-2022

Chairman Graham stated Resolution #2025-07-04 is a Resolution adopting the Special Local Options Sales Tax (SPLOST) 2017-2022 Funds for the Fiscal Year 2025/2026, they are as follows:

- Economic Development $120,000
- Recreation $ 84,000

Commissioner Troy made a motion to approve Resolution #2025-07-04. Chairman Graham seconded the motion. The vote was unanimous.

A copy of Resolution #2025-07-04 will be placed in the attachments to the 2025 Minutes.

HB223 (Timber)

Chairman Graham informed the Board that House Bill 223, was approved this year by the Georgia General Assembly. The legislation aimed at supporting the state's agricultural and timber industries in response to the effects of Hurricane Helene. The bill intends to provide relief and assistance to affected landowners through various tax credits and relief measures. Chairman Graham further explained that landowners are required to complete a four-page form, and the state will subsequently reimburse the county. ACCG will prepare an ordinance related to this

legislation, which will be made available on their website soon. Chairman Graham stated that the county would need to approve an ordinance for this to become effective in Warren County.

No Action Taken

Classification & Compensation Study
Chairman Graham informed the Board that the most recent Classification and Compensation Study was conducted in 2012, approximately 13 years ago. He recommends initiating a new study to ensure current accuracy and competitiveness. The study will be conducted by the Carl Vinson Institute, with a proposed fee of $16,441.00. The purpose of the study is to review and update job descriptions across departments, using information with comparable counties. Pending approval, the study is scheduled to begin in July 2025 and conclude by January 2026.

Commissioner Troy made a motion to approve moving forward with the Carl Vinson Institute Classification & Study. Chairman Graham seconded the motion. The vote was unanimous.

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.

Tammy Carden noted that during the recent visit of people here for a film, the team expressed their sincere appreciation for the smooth coordination of their activities. They specifically extended thanks to the Warren County Board of Commissioners for granting access to two facilities. She also mentioned that the film crew's stay contributed approximately $15,000 to local businesses.

Kay deBeaugrine inquired whether the cameras had been installed and were operational at the Warren County Library.

Chairman Graham confirmed that the cameras have been installed and are functioning correctly.

Meeting adjourned at 5:09 p.m.

John R. Graham, Chairman

Porsha Johnson, County Clerk