Warren County Board of Commissioners
Regular Monthly Meeting
Tuesday, September 8, 2026
4:00 p.m.

The Warren County Board of Commissioners met for their regular monthly meeting on Tuesday, September 8, 2026, at 4:00 p.m. This meeting was held at the Warren County Community Service Building located at 48 Warren Street.

Call Meeting to Order
Chairman Graham called the meeting to order.

Prayer
Commissioner Burley 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
Patricia Brown, Senior Center & Transit Director
Michael Thigpen, Planning / Code Administrator
Porsha Johnson, County Clerk

Guest Attending:
Kay deBeaugrine
Robin W. Johnson
Elijah Grier
Meredith Rich
Natalie Bock
Adam Heagy, Ogeechee River Keepers
Tammy Carden
Deanna Moultry, Georgia Power
Alex Sanders

Approval of Minutes August 2026:
Commissioner Burley made a motion to approve August 2026 minutes and dispense with the reading of them. Commissioner Troy seconded the motion. The vote was unanimous.

Finance Report for August 2026:
County Clerk, Porsha Johnson read the Finance Report for August 2026.

A copy of this report will be placed in the Attachments to the 2026 Minutes.

GA Food Services Agreement

Chairman Graham introduced to Patricia Allen-Brown, Senior Citizens Director, and asked if she had any comments before he moved forward with discussing the GA Food Services Agreement. Mrs. Brown stated that approximately 150 meals are served weekly, including homebound and hot meals. Chair Graham proceeded by stating that Warren County had received a proposed contract from GA Foods, which would formalize an agreement between Warren County and G.A. Foods Services of Pinellas County LLC, pending approval. This contract is intended to simplify the provision of meals for senior citizens in Warren County, including those who are homebound and those present at the center. We've previously collaborated with this vendor. The meal prices are set at $6.87 and $8.50. Chair Graham mentioned that Warren County would receive a portion of reimbursement for the cost of the meals. He recommended moving forward with this agreement. The overview is listed below:

October 1, 2026 - September 30, 2027

Meal Type	Price per Meal
Frozen TMS, or Shelf-Stable Delivered to Center / On-site	$6.87
Hot Meal Price (Bulk or pre-plate)	$6.87
Frozen TMS or Shelf-Stable delivered to home	$8.50

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

A copy of this agreement will be placed in the Attachments to the 2026 minutes.

FY28 Transit 5311 Operating Contract

Chairman Graham introduced Particia Brown, Transit Director, and turned the floor over to her. Mrs. Brown started by informing the Board that the Warren County Transit System operates two transits vans which includes taking citizens to and from appointments, such as dialysis and providing transportation to and from the senior center. Mrs. Brown stated that the request for the Transit 5311 Grant Application FY2028 is $195,800.00, this will require a 50/50 split between GA Department of Transportation and Warren County in the amount of $97,900.00 each. Chair Graham stated that this is an annual contract, and the Warren County Transit System has been in effect for a while now, and the $97,900.00 is the max that the County would spend in FY28. He recommends moving forward with this contract.

Commissioner Burley made a motion to approve the FY28 Transit 5311 Operating Contract. Commissioner Troy seconded the motion. The vote was unanimous.

A copy of this contract will be placed in the Attachments to the 2026 Minutes.

2026 Tentative Millage Rate

Chairman Graham stated that it is time to tentatively set the 2026 Millage Rate. He advised last year's millage rate was 13.000 mils. During the November 2025 Election FLOST which is now called PTRLOST was voted on and passed by the citizens. The PTRLOST will allow a rollback relief of 1.121 mills. He stated that the Warren County Board of Education plans are to meet

tonight and their rollback will be about a half of a mill. He stated that the 5-Year History is required to be published in the Warren County Leader and the board could adopt the new 2026 millage rate at a Special Called Meeting that will be held on Monday, September 28, 2026, at 4:00p.m. Chairman Graham recommended that the tentative millage rate be set at 11.514 mills.

Commissioner Troy made a motion to tentatively set the millage rate to 11.514 mills. Commissioner Burley seconded the motion. The vote was unanimous.

A copy of the 5-Year History will be placed in the Attachments to the 2026 Minutes.

Inmate Work Detail Agreement

Chairman Graham indicated that the work detail involves maintaining and beautifying the county by cleaning rights of way and performing other maintenance activities. In the past, Warren County has contracted private companies to handle this. Recently, Chairman Graham has talked with Jefferson County regarding a joint effort to provide inmate work crews for public works, maintenance, beautification, and other governmental functions within Warren County, Georgia. Chair Graham informed the Board that the objective of this agreement is to define the terms and conditions under which the Jefferson County Correctional Institute will supply inmate work detail services to Warren County, Georgia. County Attorney Scott Kelly provided additional details, explaining that the agreement includes a complete breakdown of costs, the number of inmates involved, scope of work, supplies for vehicle, and specific property locations. He noted by moving forward with this agreement, it is expected to reduce costs and cause overall savings for the county. Mr. Kelly also stated that the contract will include provisions for either party to terminate the agreement with a 30-day notice, ensuring an ease of exit with no issues, if necessary.

Commissioner Burley made a motion to approve the Inmate Work Detail Agreement. Commissioner Troy seconded the motion. The vote was unanimous.

A copy of the agreement will be placed in the Attachments to the 2026 Minutes.

Road Repair Agreement

Chairman Graham informed the Board that the Silicon Ranch Project is progressing. Currently, discussions are underway regarding improvements to specific roadways. County Attorney Scott Kelly stated he is finalizing an agreement and should have it available for the next meeting.

Commissioner Troy made a motion to table the Road Repair Agreement, until the next regular board meeting. Commissioner Burley seconded the motion. The vote was unanimous.

Elections Department

Chairman Graham informed the Board that there will be an election held Tuesday, November 3, 2026. He noted that early voting will start Tuesday, October 13, 2026, until Friday, October 30, 2026, and Election Supervisor Lisa Smith is out on FMLA. Retired County Employee Kathy Holcomb came back to help us while Ms. Smith is out. Therefore, we will need to appoint Mrs. Kathy Holcomb as the interim Election Supervisor for this upcoming election.

Commissioner Burley made a motion to appoint Kathy Holcomb as Interim Elections Director. Commissioner Troy seconded the motion. The vote was unanimous.

DFACS Appointment

Chairman Graham informed the Board that Mr. Floyd Mayes was appointed by the Board to serve on the DFACS Board during the June 2025 meeting. The DFACS Director notified Chairman Graham that Mr. Mayes has attended only two meetings and recently hasn't been engaged at all. She requested that the Board of Commissioners consider appointing a different individual to replace Mr. Mayes. Chairman Graham indicated that this is a four-year term Board and stated that her request shall be taken into consideration. He is currently in discussions with potential people who may be interested in serving.

Commissioner Troy made a motion to postpone until October 2026 meeting. Commissioner Burley seconded the motion. The vote was unanimous.

Planning Department Land Use Application

- **#26-4-13 – Technology Projects Ordinance**

Chairman Graham introduce Michael Thigpen, Code / Planning Administrator, and turned the floor over to him. Mr. Thigpen started by explaining the purpose of the Technology Projects Ordinance. After giving an overview of the ordinance, he highlighted that the Planning Commission met on Monday, August 24, 2026, and approved Land Use application #26-4-13. The Planning Commission recommends the adoption of the Technology Projects Ordinance by the Board of Commissioners. Chair Graham reclaimed the floor. He stated this has been an ongoing issue for about a year. He has received input from different individuals and groups to make this ordinance beneficial for Warren County as a whole.

County Attorney Scott Kelly explained that in the land use plan these items are very general. He highlighted that it is a zoning ordinance designed to protect both landowners and neighboring properties. Recently, new technologies such as data centers, solar projects, and others have developed. Years ago, we were unfamiliar with these types of projects; however, the County has recognized the need to establish more specific restrictions while maintaining fairness.

To address this, we plan to implement an ordinance that can cover all types of technology projects. These regulations will be specific to the needs of each project. All technology-related developments will require a conditional use permit. The Planning Commission will review and vote on each application, while the Board of Commissioners will have the final authority to approve or deny.

The proposed regulations will include buffers and precautions to address concerns related to sight, sound, lighting, site plans, and other factors. Additionally, a decommissioning bond will be required to ensure proper project closure. If approved, this new ordinance is expected to be highly effective. The Warren County Board of Commissioners will have the authority to determine permissible activities within the guidelines.

Attorney Kelly recommended adoption of this ordinance. A copy of the proposed ordinance will be available upon request from the Board of Commissioners.

Commissioner Troy made a motion to Adopt Land Use Application #26-4-13 – Technology Projects Ordinance #2026-09-01. Commissioner Burley seconded the motion. The vote was unanimous.

A copy of Ordinance # 2026-09-01 will be placed in the Attachments to the 2026 Minutes.

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.

Dialogue took place between the citizens and the commissioners.

Commissioner Troy made a motion to adjourn. Commissioner Burley seconded the motion. The vote was unanimous.

Credit Card bill was reviewed.

Meeting adjourned at 5:03 p.m.

John R. Graham, Chairman

Porsha Johnson, County Clerk