

Minutes
Historic Courthouse, Board Chambers, 3rd Floor
225 North Board Street
July 26, 2022

The Thomas County Board of Commissioners met on the above date in a regular scheduled meeting at 6:00 p.m. at the Historic Courthouse, Commission Chambers, with the following board members present:

Mark NeSmith, Chairman, Dist. 4

Rev. Jeremy G. Rich, Dist. 1
Kenneth E. Hickey, District 3
Phillip V. Brown, District 7

Wiley E. Grady, Vice-Chair, Dist. 6

Moses Gross, District 2
Donnie L. Baggett, District 5
Zippy T. Vonier, District 8

Staff present was County Manager Michael J. Stephenson, County Attorney Bruce Warren, Planning Director Ken Gay, Zoning Administrator Donna Holbert, Public Works Director Tony Bodiford, Finance Director Laura Nichols, Tax Commissioner Alicia Hester, Tax Assessor Daniel Stokes, Sheriff Carlton Powell, and County Clerk Celeste Tyler.

Media Present: Chris Hurst, WPAX radio

Chairman NeSmith called the meeting to order, and Commissioner Brown gave the invocation.

Chairman NeSmith recognized Commissioner Grady who made a motion to approve the minutes of the July 12, 2022 Board Meeting. The motion was seconded by Commissioner Baggett. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, Hickey, Rich, and Vonier voting aye.

Chairman NeSmith declared a Public Hearing, and Donna Holbert presented Application #22-7-2. This application was filed by Tyler Graybill, Teramore Development, LLC, agent for property owner, Margaret Ragin. The request is to rezone property located at the intersection of U.S. Hwy 19 N and Ga. Hwy. 202 (Northeast corner) located on Map 54, Parcel 130 consisting of 10.09 acres, more or less, from Ag (Agricultural) to CG (Commercial General) to allow for the construction of a retail store (Dollar General.) The staff recommends the approval of the application

Tyler Graybill was present and addressed the Board. They have been looking for a long time for the right location. Currently, they are mitigating the wetlands. The proposed construction will consist of a 10,000 sqft. building similar to the Dollar General on West Jackson Street. Three sides of the building will be upgraded above code. There will be an entrance and exit on US 19 and Hwy 202. There is on-site septic and well. The retail store plans to hire 12 employees with store hours 9:00 a.m. to 9:00 p.m.

With no opposition present, Chairman NeSmith closed the Public Hearing.

Chairman NeSmith recognized Commissioner Grady who made a motion approve rezoning application #22-7-2; Tyler Graybill, Teramore Development, LLC, agent for property owner Margaret Ragin. The motion was seconded by Commissioner Hickey. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, Hickey, Rich, and Vonier voting aye.

Open Meeting to the Citizens: Chairman NeSmith recognized Gloria Glass of 225 Pig Sauls Road, Boston, Georgia who asked for the recycling program that was suspended in 2020 to be reinstated. Chairman NeSmith recognized Lucinda Brown of 103 Halcyon Way, Thomasville, Georgia who asked the Commissioners to reconsider the role of the County Manager as Personnel Manager and to establish a

Human Resources Department. Chairman NeSmith recognized Jeanette Dixon of 148 Cindy Drive, Thomasville, Georgia who asked the Board to review and update the County’s Animal Control Ordinances due to numerous incidents with the neighbor’s dog

Chairman NeSmith recognized County Manager Stephenson who requested to amend the 2022 budget to transfer \$120,000 from the General Fund to the Recreation Fund for the operation of the Ranges at Oakfield.

Chairman NeSmith recognized Commissioner Baggett who made a motion to amend the 2022 Budget Amendment 22-7-1. The motion was seconded by Commissioner Grady. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, Hickey, Rich, and Vonier voting aye.

**2022 BUDGET AMENDMENT 22-7-1
GENERAL FUND (100)
JULY 26, 2022**

Account	Description	Original 2022 Budget	Amended Budget	Difference
Expenses				
100-9010-61-1009	Transfer Out/Recreation Fund	120,000	240,000	120,000
100-9010-61-2005	Rainy Day Account	564,620	444,620	120,000
	Total			0

Net Increase to Expenses \$0

**2022 BUDGET AMENDMENT 22-7-1
RECREATION FUND (555)
JULY 26, 2022**

Account	Description	Original 2022 Budget	Amended Budget	Difference
Revenues				
555-34-4130	Sale of Recycled Materials	7,500	0	-7,500
555-34-7895	Annual Membership	205,123	125,123	-80,000
555-34-7920	Daily Fee	96,000	76,500	-19,500
555-34-7922	Raffle Ticket Sales	6,000	0	-6,000
555-38-1000	Rental Fees	10,000	3,000	-7,000
555-39-1005	Transfer In/General Fund	120,000	240,000	120,000
	Total			0

Net Increase to Revenues \$0

Chairman NeSmith recognized County Manager Stephenson who reported on the 2022 Property Tax Levy and is recommending a reduction in the property tax rate for the ninth year in a row. The recommendation is as follows:

2022 Millage Rates - Recommended

	Digest by District	Millage Rate	Net Taxes
Incorporated	825,449,728	7.850	6,479,780
	Less insurance premium tax rollback - 1.769		
Unincorporated	949,582,040	6.081	5,774,408
Emer. Services	1,775,031,768	1.517	2,692,723
Fire District 1	204,189,857	2.661	543,349
Fire District 2	236,315,387	2.561	605,203
Fire District 3	526,189,563	2.107	1,108,681
			17,204,144

Chairman NeSmith recognized Tax Assessor Daniel Stokes who briefed the Board on questions that were raised by the school board regarding the interpretation of Conservation Use Property (560-11-6). Daniel stated that he believes the issue has been resolved, and the digest presented is correct.

Chairman NeSmith recognized Commissioner Baggett who made a motion to approve the 2022 Tentative Millage Rate as recommended by the County Manager and staff. The motion was seconded by Commissioner Hickey. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, Hickey, Rich, and Vonier voting aye.

Chairman NeSmith recognized County Manager Stephenson who introduced a new Health Services Agreement for inmate medical care between Genesys Health Alliance, our current provider, and Thomas County. County Attorney Bruce Warren was recognized, and he added that he would like some clarification on section 5.2 Future Years' Compensation, and a clearer understanding of their definition of terminating with cause. The contract would take effect on September 1, 2022. County Manager Stephenson added that the budget would need to be adjusted to \$500,000.

Chairman NeSmith recognized Commissioner Hickey who made a motion to approve the contract between Genesys and Thomas County after the County Attorney is satisfied with the clarification of Section 5.2 and their definition of "with cause". The motion was seconded by Commissioner Vonier. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, Hickey, Rich, and Vonier voting aye.

Commissioner Gross asked how much does the City of Thomasville reimburse the county per inmate. Sheriff Powell stated \$22.50 per day. Chairman NeSmith agreed with Commissioner Gross that the contract between the City of Thomasville and Thomas County should be reviewed. He also would like to know what amount was collected last year.

Reports

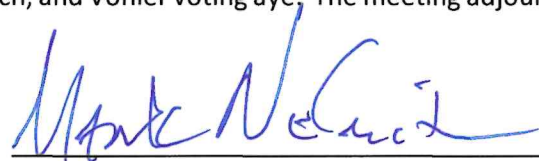
Chairman NeSmith recognized Commissioner Vonier who made a motion to ratify the purchase of diesel fuel from Petroleum Products for \$3.7390/gal on July 22, 2022. The motion was seconded by Commissioner Baggett. The motion was approved unanimously with Chairman NeSmith and

Commissioners Baggett, Brown, Grady, Gross, Hickey, Rich, and Vonier voting aye. He also announced the next Purchasing Committee meeting will be held on August 2, 2022 at the Historic Courthouse at 8:30 a.m.

Chairman NeSmith recognized Commissioner Baggett who announced the next Public Property Committee meeting will be held on August 4, 2022 at the Historic Courthouse at 8:30 a.m.

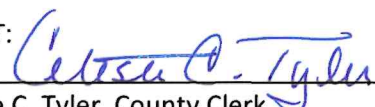
Chairman NeSmith recognized Commissioner Hickey who made a motion to ratify the purchase of bridge caps and bridge timbers from Pruitt Forest Products for \$45,964.00. The motion was seconded by Commissioner Brown. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, Hickey, Rich, and Vonier voting aye.

Chairman NeSmith recognized Commissioner Hickey who made a motion to adjourn. The motion was seconded by Commissioner Baggett. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, Hickey, Rich, and Vonier voting aye. The meeting adjourned at 6:44 p.m.



Mark NeSmith, Chairman

ATTEST:



Celeste C. Tyler, County Clerk