



**TALBOT COUNTY BOARD OF COMMISSIONERS**  
P.O. Box 155, 74 West Monroe Street  
Talbotton, Georgia 31827  
Tel. 706-665-3220 / Fax. 706-665-8199  
talbotcountyga.org

**SHER'LONDA WALKER, CHAIRMAN**  
**KEN CHAPMAN, COMMISSIONER**  
**ROBERT LANIER, COMMISSIONER**

**FRANKLIN HOLMES, VICE CHAIRMAN**  
**FREEMAN MONTGOMERY, COMMISSIONER**  
**CAROL ISON, COUNTY MANAGER**

November 2, 2020

The Talbot County Board of Commissioners held their regular scheduled monthly Board Meeting on Monday, November 2, 2020 at 10:00 a.m., at the County Commission Office, located at 74 West Monroe Street, Talbotton, Georgia 31827. Chair Sher'Londa Walker, Vice Chairman Franklin Holmes, Commissioners Ken Chapman, Robert Lanier, and Freeman Montgomery were present. The County Attorney, Edward Davis, County Manager, Carol Ison and Deputy County Clerk, Jona Gibson were also in attendance.

Chair Walker called the meeting to order and led everyone in a moment of silence and the recitation of the "Pledge of Allegiance".

Vice Chairman Holmes made a motion to approve the agenda as presented. Commissioner Montgomery seconded the motion. The vote passed 5-0-0.

Vice Chairman Holmes made a motion to approve the minutes for the October 5, 2020 Regular Meeting, October 16, 2020 Called Meeting and October 1, 2020 and October 16, 2020 Executive Session. Commissioner Montgomery seconded the motion. The vote passed 5-0-0.

Christopher Dunn, representing the residents of Tree Farm Road approached the Board to address the conditions of Tree Farm Road. He told the board; he and some of the other residents do work on the road from time to time and would like to know Talbot County's procedure for maintaining the county roads.

Commissioner Montgomery introduced the Road Superintendent, Peter Nolan, and informed Mr. Dunn to contact him for any road related concerns.

Gary Hays was present to appeal the denial from the Talbot County Planning and Zoning Board. Mr. Hays presented an application to the Planning and Zoning Board to divide Parcel #007 07108, 1607 Harvey Ingram Road into three lots; No. 1 would be 20.143 acres, No. 2 would be 205.662 acres, and No. 3 would be 205.661 acres. Parcel #007 07108 has 500-600 ft. of road frontage. The proposed subdivision would leave lots No. 1 and 2 with road frontage, but lot No. 3 would be landlocked with no road access.

The Planning and Zoning Board denied Mr. Hay's request per the following regulations:

Talbot County Subdivision Regulations, Section 703, "Lot width shall not be less than 100 feet and shall not narrow between the right of way and building line".

Planning and Zoning Board member, David Ison informed the Board that the Planning and Zoning Board advised Mr. Hays to place a 100 foot easement on the front property, that would satisfy the Zoning Ordinance and prevent the back lot from being landlocked.

Following the discussion, Commissioner Chapman made a motion to approve Gary Hay's plat as presented. Commissioner Lanier seconded the motion. Vice Chairman Holmes abstained. Chair Walker opposed. The vote passed 3-1-0.

Vice Chairman Holmes stated, "Why do we have a Planning and Zoning Board if we don't follow their recommendations".

The County Manager reminded the board it was time to start planning for the 2021 Local Maintenance and Improvement Grant (LMIG). The applications must be submitted to GDOT no later than February 1, 2021.

Tax Commissioner Jamie Huff approached the Board to address concerns as it relates to the COVID-19 Centers for Disease (CDC) Guidelines set by the State of Georgia for the day to day operations of the Tax Commissioner's Office.

Mr. Huff informed the Board; to meet the CDC Guidelines and to serve the Talbot County taxpayers more efficiently and safely, the office would need to be modified. He asked that CARES Act Funding be used to support the project.

Mr. Huff would like to relocate his office beside the Talbotton City Hall while the renovations are taking place.

The Board directed Mr. Huff to get the cost to relocate his office and they would schedule a called meeting in two weeks to discuss his request.

Commissioner Lanier told the other board members that he would like to give each front-line employee a \$650 bonus, using CARES Act Funding. He asked the County Manager to contact Muscogee County to see how they handled the matter, and report back to him.

Vice Chairman Holmes made a motion to approve the Resolution Authorizing for the Filing of an Application with the Georgia Department of Transportation and the United States Department of Transportation for a Grant for Public Transit Assistance Under Title 49 U.S.C., Section 5311. Chair Walker seconded the motion. The vote passed 5-0-0.

Vice Chairman Holmes made a motion, Commissioner Lanier seconded, to approve the 2021 Holiday Schedule as presented. The vote passed 5-0-0.

The 2021 Board Meeting Schedule was deferred until the December meeting.

Commissioner Montgomery made a motion, Vice Chairman Holmes seconded, to approve the request from O'Neal Volunteer Fire Chief, Ben Brogdon to proceed with the application process for a fire grant. The vote passed 5-0-0.

Commissioner Montgomery made a motion to approve the request from Road Superintendent, Peter Nolan to purchase a used 2015 Penske Truck for \$22,500, and a dump body for \$17,500. The total purchase price is \$40,000.00. Funds from District 5 TSPLOST will be used to support the purchase. Commissioner Lanier seconded the motion. The vote passed 5-0-0.

Vice Chairman Holmes made a motion, Commissioner Montgomery seconded, to approve the request from Road Superintendent, Peter Nolan, to purchase a new CAT Compact Track Loader (Skidsteer) for \$59,428.00. TSPLOST Funds from District 1, 2, 3, and 4 will be used to support the purchase. The vote passed 5-0-0.

Chris Quigley, representing Peoples & Quigley Inc., gave a brief synopsis of the proposed Water System Improvements to include, well development, extending water mains to connect to Oglethorpe Power, and adding a tank mixer.

The potential project funding sources and amounts are as follows:

- GEFA SRF Loan (20 years at 2% interest, 1% closing) \$600,000
- GEFA SRF Subsidy (40% principal forgiveness) \$400,000

Total projected cost is \$1,000,000.

No decision was made. It was deferred until the December meeting.

A discussion was held regarding the office hours at the Tax Commissioners office. The County Manager was informed that the Tax Commissioner was not adhering to the State requirements. The office must be open to the public 40 hours per week. They are currently opening at 8:00 a.m., and closing at 4:30 p.m., in addition to closing the office one hour for lunch.

Vice Chairman Holmes said he would contact the Tax Commissioner to gather more information.

The County Manager polled the employees to determine who wanted to participate in the Christmas Luncheon this year. Due to the COVID-19 Pandemic, the majority voted against having the luncheon. Therefore, the annual Christmas luncheon was cancelled.

Commissioner Lanier asked the County Attorney if the county could abolish the grant agreement with the Department of Natural Resources (DNR) for the Land and Water Conservation Fund Grant. Commissioner Lanier is not pleased with the stipulations that is in the grant agreement. The entire Thirty-Seven acres must be protected, any future development must be approved by DNR.

The County Attorney advised the Board to continue the discussion in Executive Session.

Commissioner Lanier informed the Board that he had a couple of areas in his district that he would like to pursue a housing grant under the 2021 Community Development Block Grant (CDBG).

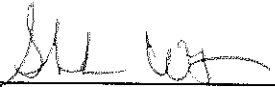
He told the County Manger he would get with her to get the contact information.

Commissioner Montgomery made a motion to go into Executive Session at 12:23 p.m. Chair Walker seconded the motion. The vote passed 5-0-0.

Chair Walker called the meeting back to order at 1:30 p.m.

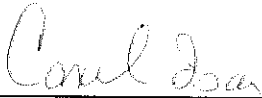
Possible litigation and real estate were discussed. No decisions were made.

There being no further business, Commissioner Chapman made a motion to adjourn. Commissioner Lanier seconded the motion. The vote passed 5-0-0.



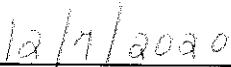
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Sher'Londa Walker, Chairman



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Carol Ison, County Manager



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Date