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Ray Prince, Chairman

LaFaye Copeland, Commissioner  
Thomas David, Vice-Chairman

Keith Moye, Commissioner

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**GRADY COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING  
Tuesday, October 3, 2017  
9:00 A.M.**

**Grady County Commissioners' Board Room  
250 North Broad Street  
Cairo, GA 39828**

The Grady County Board of Commissioners welcomes, appreciates, and encourages participation in the Board of Commissioners Meeting. The Board requests that you limit your public comments to three (3) minutes per person. The Board reserves the right to reasonably limit the total time for Public Comment on any particular noticed agenda item as it may deem necessary.

If you wish to address the Board during the meeting as a presentation, please provide the County Clerk with a topic and any related material prior to consideration of the agenda item.

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 229-377-1512 promptly to allow the County to make reasonable accommodations for those persons.*

**GRADY COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING  
October 3, 2017  
AGENDA**

**I. EXECUTIVE DUTIES**

- A. Call to Order – 9 AM
- B. Invocation/Pledge
- C. Adoption of Agenda
- D. Public Comments
- E. County Attorney's Report

**II. PETITIONS AND PRESENTATIONS**

Boys and Girls Club – SMART Moves Program

**\*NOTE: The 4-Hers will arrive around 10:00. Please recognize Mr. Deron Rehberg to introduce the 4-Hers present and then present the proclamation. After that you will take a group picture and break for refreshments served by the 4-Hers.**

**III. CORRESPONDENCE**

- A. Calendar of Events
- B. Grand Jury Presentments-September 2017 Term

**IV. CONSENT ITEMS – Requires one motion for all items**

- A. Approval of Minutes – September 19, 2017 Regular Meeting and September 19, 2017 Closed Session (Hard copy provided).
- B. Approve Purchase of HVAC Unit for Senior Center
- C. Approve Reno VFD Lease Agreement
- D. Family Subdivision Plat Approval – Cody N. Crosson

**V. COUNTY ADMINISTRATORS REPORT**

**VI. FORMAL ACTIONS**

- A. Cancel Contract with Taylor Construction Company
- B. Approve Replacement of AG Building Gutters

**VII. NEW/UNFINISHED BUSINESS**

**VIII. REPORTS**

- A. Recreation – August 2017

**X. ADJOURNMENT**

# Correspondence

## GRADY COUNTY COMMISSIONERS'

### CALENDAR OF EVENTS

OCTOBER 3, 2017	TUES-9AM	REGULAR COMMISSIONERS MEETING National 4-H Week Recognition and Brunch
OCTOBER 11-13, 2017	WED-FRI	LEGISLATIVE CONFERENCE Augusta, Georgia
OCTOBER 17, 2017	TUES-6PM	REGULAR COMMISSIONERS MEETING
NOVEMBER 4, 2017	SATURDAY	MULE DAY
NOVEMBER 7, 2017	TUES-9AM	REGULAR COMMISSIONERS MEETING
NOVEMBER 10, 2017	FRIDAY	VETERAN'S DAY HOLIDAY
NOVEMBER 21, 2017	TUES-6PM	REGULAR COMMISSIONERS MEETING
NOVEMBER 23-24, 2017	THUR-FRI	THANKSGIVING HOLIDAYS
DECEMBER 5, 2017	TUE-9AM	REGULAR COMMISSIONERS MEETING
DECEMBER 7, 2017	THUR	CAIRO CHRISTMAS PARADE
DECEMBER 14, 2017	THUR-6:00PM	VFD DINNER
DECEMBER 15, 2017	FRI-NOON	EMPLOYEE APPRECIATION LUNCHEON
DECEMBER 19, 2017	TUES-6PM	REGULAR COMMISSIONERS MEETING
DECEMBER 25, 2017	MONDAY	CHRISTMAS HOLIDAY

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Cairo City Council meets the second and fourth Monday of each month at 6:00 p.m. in the City Council Chambers

Whigham City Council meets the second Tuesday of each month at 7:00 p.m.

Chamber of Commerce Board meets the fourth Monday of each month at 12:00 noon at the Chamber of Commerce.

The JDA meets on the third Tuesday of each month at 12:00 noon at the Chamber of Commerce.

The Tired Creek Lake Authority meets on the first Thursday of each month at 8:00 a.m.

The Elijah Franklin American Legion Post #544 meets on the first Sunday of each month at 6:30 p.m. in Legion Hall.

Grady County Historical Society meets first Tuesday of each month at 7:00 p.m. in Historical Society Building.

The Jake Poller American Legion Post #122 meets the first Tuesday of each month at 6:30 p.m. at Cairo Masonic Lodge.

GRADY COUNTY GRAND JURY PRESENTMENTS  
SUPERIOR COURT OF GRADY COUNTY  
SEPTEMBER TERM, 2017



The September Term, 2017 Grand Jury for Grady County was convened on September 18, 2017, by Judge J. Kevin Chason. Judge Chason charged the Grand Jury as to the criminal and civil functions to be discharged by this Grand Jury.

Robert Hancock was elected to serve as Foreperson and Brandi Jackson was elected to serve as Alternate Foreperson, Whitney Scanling was elected to serve as Clerk, and Betty Ragan served as Bailiff for this term of the Grand Jury. Criminal cases were presented by District Attorney Joseph K. Mulholland. This Grand Jury returned 34 True Bills of Indictment, 2 No Bills of Indictment, and 4 cases were continued for the term.

Pursuant to O.C.G.A. Section 48-5-311, this Grand Jury appoints Lavon Connell as Member and Audrey Magee as Alternate Member to the Grady County Board of Equalization for a three year term commencing January 1, 2018 through December 31, 2020.

We request that these presentments be published in the Cairo Messenger for one issue at County expense.

Respectfully submitted,

Robert W Hancock

Robert Hancock, Foreperson

Brandi Jackson

Brandi Jackson, Alt. Foreperson

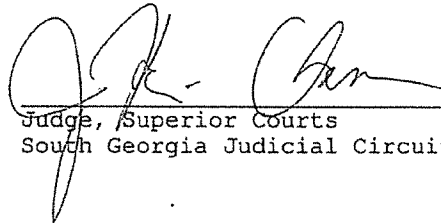
Whitney Scanling

Whitney Scanling, Clerk

GEORGIA, GRADY COUNTY.

The above and foregoing presentments having been read in Open Court, IT IS ORDERED that the same be filed and entered on the minutes of the Superior Court of said County, IT IS FURTHER ORDERED that said Presentments be published in the Cairo Messenger for one issue at County expense, and all recommendations are approved insofar as this Court has the authority.

ORDERED this 18<sup>th</sup> day of September, 2017.

  
\_\_\_\_\_  
Judge, Superior Courts  
South Georgia Judicial Circuit

# CONSENT ITEMS

Consent Items are routine and non-controversial items. These items should be considered in one motion. Should an item require discussion, it will be pulled and placed in Formal Actions.



Minutes of Regular Meeting September 19, 2017

The Grady County Board of Commissioners met for a Regular Meeting on Tuesday, September 19, 2017 with Vice-Chairman Ray Prince and Commissioners LaFaye Copeland, TD David and Keith Moye in attendance. Also present were County Administrator Carlos Tobar, County Attorney Kevin Cauley and County Clerk Carrie Croy. NOTE: Chairman Elwyn Childs resigned his position as of September 13, 2017. A special election will be held for this position.

Prior to the meeting beginning the Board took a minute to visit with Mr. Childs and take a photo.

Mr. Prince called the meeting to order at 6:00 p.m. and asked Mr. Wayne Tootle to give the invocation, followed by the pledge of allegiance.

Mr. Tobar asked for a Closed Session to discuss Real Estate to be added to the meeting. Mrs. Copeland made a motion to adopt the Agenda, with the addition, with Mr. David making the second. The Board approved unanimously.

Vice-Chairman Prince called for Public Comments. Mr. Sidney Gainey, 376 Gainey Road, expressed concern that an amendment would open an avenue for others. He feels a decision should wait until after election with a full Board as a fifth of the County would not be represented. Mr. Gainey stated a right was being given to a special interest group before the land is even purchased.

Commissioner David announced to the group that Mr. Kern had to renew his lease in Newberry Florida in order to run this year's race and not lose promoters.

Attorney Cauley advised he had prepared a draft of the amendment for the Board's review with an Event Racetrack added which would only run fifteen days a year or less. He advised if the Board was going to table the request to re-advertise and take time to look at the situation.

Commissioner Copeland stated she has received a lot of calls regarding this.

Ms. Colleen Millsap reiterated that Mr. Kern had to hold the race in Newberry this year but was still interested in Grady County. She stated that it is only 1% of the year that riders would be present.

Ms. Claudia Martin, Wight Road, asked Why Cairo? Ms. Millsap responded that some of the greatest riders in the world train here. Cairo was the first training facility built in the world and is widely known. Ms. Millsap stated her track follows all of the regulations.

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Mr. Peter Wright, Stephens Road, stated no regulations were in place when her track was built.

Mrs. Angela Hopkins, owner of Auntie Ann's Daycare on Collins Road, expressed concern for the safety and disruption of quiet time for the small children at her facility which borders the proposed race track property. She stated it would disrupt the learning environment and is scared the allowed days to run would increase once he was located here. Mrs. Hopkins asked the Board to wait until there is a full Board present to vote.

Mr. Chad Gainey, Gainey Road, asked the Board to study the economics and not rush into a decision.

Mr. John Monds, 1017 Old Thomasville Road, stated he has sat in the last few meetings mad and seething. He stated he attended the last joint meeting with the Lake Authority and heard Mr. Will Butler say that if the market study was bad he would bury it and yet nothing was written about that in the paper. Mr. Monds stated the writer of the paper was leaving out things and he should not be on the Authority. Also asked by Mr. Monds was why Lee Gainous is on the Authority owning property out there. It may be a conflict. Mr. Monds further asked if the County Attorney had advised the Board regarding conflicts. He stated he brought this up several years ago when he asked how much money the attorney made from the bonds.

Commissioner Copeland clarified to the public that Ms. Millsap called her about the proposed track. She has received comments that District 4 felt it was a secret and that the Board did not communicate with them – trying to make a decision by sweeping it under a rug. Ms. Millsap responded that she never tried to sweep it under the rug and went to each home on Wight Road to speak with property owners.

Ms. Judy Rich asked if Ms. Millsap had walked the property to see how close it was to the Daycare. She stated with the increase in taxes why do the property owners have to put up with this. Ms. Rich further stated that stores are not opening here and that Cairo is a joke.

Mrs. Sara Heady, Chamber Director, spoke in support of the race track encouraging everyone to look at the economic impact for the community. The event would use local vendors and money will be spent here in Grady. Mrs. Heady said the riders were very respectful and asked the community to please stop bickering.

Mr. Rich asked the Board to consider meeting on weekends so working people can attend and to put the agenda in the paper the week before. Mr. Tobar advised it was on the website prior to the meeting.

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Commissioner Moye stated he had spoken with Marcus Bracewell who lives near a track and he spoke good things about the organization.

Mr. Sidney Gainey, stated he had tried to work with the tracks and cooperate.

Mr. Larry Johnson, 10<sup>th</sup> Avenue, stated he had been told that the decision had already been made.

Mr. Deron Rehberg introduced the new Extension Agent, Ty Torrence, to the Board. He will begin work on October 1, 2017. Ty is a third generation Extension Agent.

Commissioner David explained why he had invited Mrs. Susan Bennett, Tax Assessor, to the meeting. Mrs. Bennett gave a presentation explaining how a property is assessed for taxes and how that is calculated. After answering questions from the public she advised that it is the responsibility of each property owner to make a return annually.

The Calendar of Events was reviewed.

Mr. Moye made a motion to approve the following Consent items with Mr. David making the second. The Board unanimously approved the following items:

- \* Minutes from the September 5, 2017 Regular Meeting, the Closed Session on September 5, 2017 and the September 6, 2017 meeting with the Lake Authority.
- \* Approved purchase of a truck for TCL Department not to exceed \$14,000.00.
- \* Approved Family Subdivision Plat for Victoria R. Kilgo.

Mr. Tobar advised on the following:

\*USDA will pay \$73,915.00 for tenant improvements by 9/30/17. Mr. Tobar provided a USDA renovation update which led to a discussion concerning sub contractors not being paid. Mr. David made a motion to pay local sub contractors instead of paying the contractor. Mrs. Copeland made the second and discussion occurred. After discussion, Mr. David made the same motion which died for lack of second. Mr. Moye, Mrs. Copeland and Mr. Prince voted against the motion.

\*As of 9/30/17 6.35 miles of shoulders have been widened on Old 179. We have 8.25 miles to go; no progress on shoulder widening since last report; crew had to work on Irma clean up. Final plans and specs should be ready by end of September.

\*Revised draft of roundabout concept plan should be ready mid-October.

\*Open Pond Road base repairs from Old 84 and Pebbles Still/Trinity resume 9/25/17; approximately 600 feet of northbound land was repaired.

\*Wolf Creek Update; request permission to attend DNR RTP Workshop on 9/25/17 in Perry, Georgia.

\*CDBG grant was not approved; will re-submit in December; need to finish ROW to receive better score.

Mrs. Copeland made a motion to appoint Mr. Prince as Chairman of the Board of Commissioners with Mr. David making the second. The Board unanimously approved appointing Mr. Prince as Chairman.

Mrs. Copeland made a motion to appoint Mr. David as Vice-Chairman of the Board of Commissioners. Mr. Moye made the second with the Board unanimously approving the appointment of Mr. David as Vice-Chairman.

Mr. Moye made a motion to cancel the scheduled Public Hearing to amend Land Use Regulations. Mrs. Copeland made the second with the Board approving unanimously.

Mr. Prince reminded the Board of the Historical Society dinner on Thursday evening.

Mr. David asked if the Portrait Ceremony had been scheduled. Mrs. Croy advised she would know within the next few days.

Mrs. Copeland thanked EMA Director Richard Phillips for getting shelters opened and staying on top of it and informing everyone during Hurricane Irma.

The Fuel and Road Department reports were reviewed.

Mrs. Copeland made a motion to go into Closed Session for the purpose of discussing real estate. Mr. Moye made the second with the Board unanimously approving.

Mr. Moye made a motion to come out of Closed Session with Mrs. Copeland making the second. The Board approved unanimously. As a result of the Closed Session, Mr. Moye made a motion for the County Attorney to prepare an agreement with the owners of the property where Reno VFD is located according to law to rent space for the new 911 tower to be constructed at a rate of \$2,500.00 annually, for a ten year period, and to authorize the Chairman to sign the agreement. Mr. David made the second with the Board unanimously approving.

Mr. David made a motion to adjourn the Meeting with Mr. Moye making the second. The Board unanimously approved adjourning the meeting.

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**AGENDA ITEM**                      **CONSENT B**

**AGENDA TITLE:**                      Approve Purchase of HVAC Unit for Senior Center.  
**MEETING DATE:**                      October 3, 2017  
**PREPARED BY:**                      County Administrator

**RECOMMENDED ACTION:** Approve Purchase of HVAC unit for Senior Center for \$3,600 from General Heating and Air.

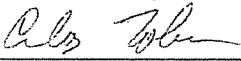
**BACKGROUND INFORMATION:** Staff received three bids to replace the HVAC unit at the senior center. General Heating of Air of Cairo bid \$3,600. Carter-Wiles of Cairo bid \$4,460 and Mills Heating, Cooling & Commercial Refrigeration, Inc. of Cairo bid \$5,225. Staff recommends low bidder General Heating and Air.

**FISCAL IMPACT:**                      A total of \$32,727.49 remains for the two repair line items in Buildings and Grounds. If board approves HVAC repair at Senior Center for \$3,600 and the rain gutter replacement a total of \$24,157.49 will remain for the rest of the year.

**FUNDING AVAILABLE:**                      Yes.

\_\_\_\_\_  
Carlos Tobar, County Administrator

Prepared by Carlos Tobar, County Administrator.

Approved:   
\_\_\_\_\_  
Carlos Tobar, County Administrator

## LEASE AGREEMENT

STATE OF GEORGIA:

COUNTY OF GRADY:

THIS LEASE AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2017, by and between **RENO VOLUNTEER FIRE DEPARTMENT ASSOCIATION**, hereinafter referred to as "LANDLORD", having the address of \_\_\_\_\_ and **GRADY COUNTY, GEORGIA**, hereinafter referred to as "TENANT", having the address of 250 N. Broad Street, Cairo, GA 39828.

The premises that is the subject of this lease agreement is located in Grady County, Georgia and described in the attached Exhibit "A".

**1. Rent/Term.** Landlord hereby leases to Tenant the premises described above for a term as follows: Beginning October 1, 2017, and ending September 30, 2018, at the rental rate of \$2,500.00 per year, which shall be paid in advance on or before October 1, 2017. Tenant shall have the option to renew this Lease for up to ninety-nine additional one year terms by paying the sum of \$2,500.00 annually prior to the expiration of the term of the lease for the preceding year. Tenants failure to pay this rent within 60 days of the annual renewal shall serve to terminate the terms of this lease, or any extension thereof.

**2. Covenants to Use/Enjoy.** Tenant shall have the right to construct a signal tower on the premises by such design and condition as they shall deem appropriate. Tenant covenants that he shall not commit or permit a nuisance on the premises. Landlord agrees that Tenant shall have, hold and enjoy the lease premises for the terms set forth herein for so long as Tenant shall fully comply with the terms and conditions set forth within this lease agreement. Landlord covenants that he holds lawful title to the premises and that he shall pay taxes and assessments on the premises as same become due and payable.

**3. Notice.** Any notice required or authorized hereunder shall be given in writing by each party to the other by certified mail to the address shown above. Proper posting in the United States mail of said written notice shall be deemed to be proper notification pursuant to this agreement.

**4. Default.** If Tenant shall be in default of any payment due under the terms of this agreement and fails to cure same within five (5) days after having been given written notice thereof by Landlord, or if Tenant shall be in default of performing any of the terms or provisions of this lease agreement other than the provisions requiring the payment of; then Landlord may at its option terminate this lease by written notice to Tenant; whereupon this lease shall terminate. On such termination by Landlord, Tenant will at once surrender possession of the premises to Landlord and remove all of Tenant's effects in which Landlord claims no interest. Landlord shall have the right to forthwith re-enter the premises, repossess himself thereof and remove all persons and effects therefrom, using such force as may be necessary without being guilty of trespass, forcible entry or detainer or other tort.

5. **Remedies.** Landlord shall have the right at his option without terminating this lease upon Tenant's breaching this lease agreement to enter upon and as Tenant's agent rent the premises at the best price obtainable by reasonable effort without advertisement and by private negotiations for any term Landlord deems proper. Tenant shall remain liable to Landlord for the deficiency, if any, between Tenant's rent hereunder and any sum obtained by Landlord upon reletting.

6. **Attorney's Fees.** If any rent owing under this lease agreement is collected by or through an attorney at law, Tenant agrees to pay the full amount of such attorney fees as Landlord incurs in such collection.

7. **Time of Essence.** Time is of the essence of this agreement.

8. **Entire Agreement.** This lease constitutes the entire agreement of the parties hereto. No changes shall be made except in writing signed by each party and dated. The failure to enforce any right or remedy hereunder and the payment or acceptance of rent hereunder shall not be deemed a waiver by either party of such right or remedy in the absence of a writing as provided herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on or before the day first above written.

RENO VOLUNTEER FIRE DEPARTMENT  
ASSOCIATION

By: \_\_\_\_\_(SEAL)

"LANDLORD"

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public: Grady County, GA  
My Commission Expires: \_\_\_\_\_  
(AFFIX SEAL)

(Signatures Continued on the Following Page)

GRADY COUNTY, GEORGIA

By: \_\_\_\_\_ (SEAL)  
Ray Prince, Chairman

Attest: \_\_\_\_\_ (SEAL)  
Carrie Croy, Clerk

"TENANT"

"AFFIX COUNTY SEAL"

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public: Grady County, GA  
My Commission Expires: \_\_\_\_\_  
(AFFIX SEAL)



# FORMAL ACTIONS



**AGENDA ITEM**                      **FORMAL** <sup>B</sup>

**AGENDA TITLE:**                      Approve Replacement of AG Building Gutters.  
**MEETING DATE:**                      October 3, 2017  
**PREPARED BY:**                      County Administrator

**RECOMMENDED ACTION:** Approve Replacement of AG Building Gutters in the amount of \$4,980.

**BACKGROUND INFORMATION:** Staff went out to bid to replace the rain gutters at the Ag Building. This repair is unrelated to the USDA renovation. Staff received a bid from Seamless Gutters of Whigham in the amount of \$4,600. Capital City Gutter of Tallahassee bid \$4,980 and GutterHawk of Tallahassee bid \$4,970. Staff recommends issuing the purchase order to GutterHawk because they offered seamless gutters. That should reduce maintenance costs in the future.

**FISCAL IMPACT:**                      A total of \$32,727.49 remains for the two repair line items in Buildings and Grounds. If board approves HVAC repair at Senior Center for \$3,600 and this expense a total of \$24,157.49 will remain for the rest of the year.

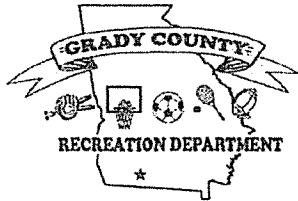
**FUNDING AVAILABLE:**                      Yes.

\_\_\_\_\_  
Carlos Tobar, County Administrator

Prepared by Carlos Tobar, County Administrator.

Approved: \_\_\_\_\_  
Carlos Tobar, County Administrator

# Reports



## *Grady County Recreation Department*

250 North Broad Street • Box 9 • Cairo, Georgia 39828  
Barber Park • 1816 North Broad Street • Cairo, Georgia 39827  
(229) 377-8221 • (229) 377-0381 (FAX)

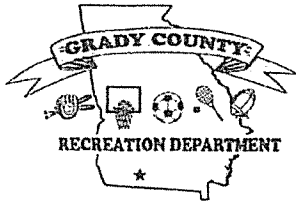
Director  
Becky Bracewell

Assistant Director  
Shawn Miller

### MONTHLY REPORT FOR AUGUST 2017

#### Administrative

- Attended Commissioners meeting on August 1<sup>st</sup>.
- Attended GRPA meeting in Bainbridge this month.
- All County Employees attended Open Enrollment at Grady County Agri-Center for new insurance changes.
- Attended Department Head meeting this month.
- The Grady County Recreation Department held a Safety meeting this month.
- The Grady County Recreation Department held a Coach's Organizational meeting on August 8<sup>th</sup> at the Grady County Agri-Center.
- Russell Green and Roman Taylor held an Adult Softball tournament on August 12<sup>th</sup>.
- The Grady County Board of Commissioners recognized the Under 12 Boys Baseball All-star team on August 15<sup>th</sup> at the Grady County Courthouse.
- The Grady County Recreation Department held an Honorary Supper for the Under 12 Boys Baseball All-star team and the Under 17 Girls Softball All-star team. Both team were honored and recognized for placing second in the GRPA State Tournament held in July.
- Registration deadline for Football and Cheerleading ended August 18<sup>th</sup>.
- Paul Swanner held an Adult Softball tournament on August 19<sup>th</sup>.
- Football camp for 7/8, 9/10 and 11/12 football participants was held August 21<sup>st</sup> and 22<sup>nd</sup>.
- Football tryout for 11/12 football was held August 22<sup>nd</sup>.
- Football tryouts for 9-10 football were held August 24<sup>th</sup>.
- Soccer registration deadline ended August 25<sup>th</sup>.
- Football tryouts for 7/8 football was held August 28<sup>th</sup>.
- Met with Architect and Contractor about Aquatic Center at the aquatic site on August 31<sup>st</sup>.



## *Grady County Recreation Department*

250 North Broad Street • Box 9 • Cairo, Georgia 39828  
Barber Park • 1816 North Broad Street • Cairo, Georgia 39827  
(229) 377-8221 • (229) 377-0381 (FAX)

Director  
Becky Bracewell

Assisant Director  
Shawn Miller

### Field Maintenance

- Prepared layout for Football games on Fields 1, 2, 3 4 and Big Football Field.
- Prepared layout for Soccer games on Big Soccer Field and Field D.
- Repaired leaking irrigation water line on Field 3.
- Set up 6 soccer goals with nets for soccer games.
- Installed fences between field layouts on Big Soccer Field and Field D.