

GRADY COUNTY BOARD OF COMMISSIONERS

MEETING MINUTES

February 21, 2023, Meeting

The Grady County Board of Commissioners met on February 21, 2023, at 6:00 pm for a regular meeting. Commissioners LaFaye Copeland, Ray Prince, Keith Moye, Phillip Drew, County Administrator Buddy Johnson, County Clerk John White, County Finance Director Holly Murkerson, and Chief Richard Phillips were present. Commissioner June Knight participated by telephone.

Mr. Drew opened the meeting with the invocation and pledge to the flag.

Motion by Mr. Prince, second by Mrs. Copeland to approve the agenda as presented. The motion was approved.

PUBLIC COMMENTS

Yancey Maxwell, 1404 Tired Creek Rd

Mr. Maxwell stated we are in serious trouble with our paved roads. Mr. Maxwell stated that we needed to use the reclamation machine more for the roads. Trees are in the right of way, and we need to work on potholes. Cold Patch does not work. Also need to clean the bridges of dirt and grass. Side drainpipes are stopped up and need to be cleaned out. Mr. Maxwell stated someone is not watching the door.

Michael Cook, 184 Carr St Calvary, GA

Mr. Cook provided a list of things to address.

1. TSPLOST – Road and Transportation Projects for Grady County

Priority County road repairs, resurfacing, paving, safety and maintenance needs

2. Bridges - weep drains and banister areas not being regularly and routinely maintained. Filled with debris and vegetation growth so water stands on bridge and does not drain properly. Dangerous safety hazard and undermines bridge structure.
3. Road shoulders – Not being regularly and routinely maintained. Raised above the road surface preventing water flowing off the roadway properly. Turns roadway into stream bed and undermining road surface and damaging road base. Undermines road shoulders.
4. These basic priority bridge and road maintenances, done regularly and routinely, would prevent the costly and major repairs now being created because they're not being done.
5. These basic priority bridge and road maintenances, done regularly and routinely, would prevent the dangerous and unsafe damage to our bridges and roads, as presently exists on McCrville Road, and an apparently overwhelming number of pothole repairs and severely damaged road surfaces and road bases throughout Grady County.
6. Performing regular and routine bridge weep drains and road shoulders maintenance relieves this Board and the County of a major potential liability claim due to the present known and ongoing dangerous and unsafe conditions.
7. Suggest that the Board of Supervisors create a listing, website or otherwise, with road maintenance issues listed. This would give a constant reminder that issues and needs, such as McCrville Road, identified to the Board of Supervisors and Road Department Superintendent by County residents is still valid and known to need work and maintenance.

PRESENTATIONS

1. First National Bank – Did not show.
2. United National Bank – Seth Stanaland and Kevin Chason
United National Bank is interested in meeting the county's banking needs. United National Bank is a full-service bank and offer all the services that were listed except for the P-cards. They do have a solution for the P-card with a restricted Debit Card. United National Bank has over 40 directors, officers, and employees and most live in Grady County as well as most of the shareholders.

CORRESPONDENCE

The Calendar of Events was reviewed.

Regular Board Meeting, Tuesday, March 7, 2023, at 9:00 am

Tire Amnesty Day will be Saturday, February 25, 2023

CONSENT ITEMS

Motion by Mr. Moye, second by Mrs. Copeland to approve,

C007-22 Regular Meeting Minutes from 01/17/23.

C009-22 Ratify approving Alcohol Licenses for Calvary Market LLC and Café Ozzy's

C010-23 Ratify approval of the Nightshade Tower Lease.

C011-23 Approval of the Bailey Plat and the Knight Plat.

The motion was approved.

C008-23 was pulled for a separate vote from the other consent items.

Motion by Mr. Moye, second by Mrs. Knight to ratify appointing Veronica Washington to another term with the Board of Health. Mrs. Copeland abstained from the vote as she is related to Mrs. Washington. The motion was approved.

FORMAL ACTIONS

FA003-23 Motion by Mr. Moye, second by Mr. Prince to ratify the approval to increase the Recreation Department Fees. The motion was approved 4 yes and 1 no. Mrs. Copeland voted against.

FA004-23 Motion by Mr. Moye, second by Mr. Prince to increasing the Animal Control Fees. . This will be on a case-by-case basis with the County Administrator having the ability to waive the fees. The motion was approved.

FA005-23 Motion by Mrs. Copeland, second by Mr. Prince to apply for the Safer Grant. Chief Phillips stated it would allow hiring 3 firefighters. The grant would cover 100% of the cost of the firefighters for three years. The grant writer would only get paid 5% of the grant if the grant was approved. The motion was approved.

Chief Phillips also stated it was time to start the review of the Pre-Hazard Mitigation Plan so there will be public hearing as the plan is developed.

FA006-23 Motion by Mr. Moye, second by Mrs. Knight to approve placing WeatherSTEM equipment at the lake at a cost of \$9,250.00. The motion was approved.

FA007-23 Motion by Mrs. Copeland, second by Mr. Moye to approve the copier lease with Rumbles for copiers in the Commissioners and Magistrate Office. The motion was approved.

FA008-23 Motion by Mr. Moye, second by Mr. Prince to approve the purchase of stock pipe for the Road Department from Southern Pipe for \$62,033.44. The other bid was from Gulf Atlantic Culvert Co. for \$69,485.44. The motion was approved.

NEW/UNFINISHED BUSINESS

Extension Service Vehicles – Lisa Pollock

Mrs. Pollock asked the commissioners to be able to continue using the Extension Service Vehicles as was allowed under Mr. Rehberg.

FA009-23 Motion by Mr. Prince, second by Mrs. Copeland to allow the Grady County Extension Service to continue to use the vehicles as was allowed under Mr. Rehberg. The motion was approved.

Mr. Johnson shared with the commissioners that the county's bond rating by Moody's has increased from A1 to Aa3.

EXECUTIVE SESSION:

None

REPORTS

- A. Attorney's Report – None
- B. Roads and Bridges 01-23
- C. Buildings and Grounds 01-23
- D. Code Enforcement 01-23
- E. Animal Control 01-23
- F. Recreation Department 01-23
- G. Tired Creek Lake Report 01-23

RESOLUTIONS, PROCLAMATIONS, AND AGREEMENTS

Regular Board of Commissioners Meeting Agenda

February 21, 2023, 6:00 PM

- I. Executive Duties
 - A. Call to Order – 6:00 PM
 - B. Invocation/Pledge
 - C. Adoption of Agenda
 - D. Public Comments (3 Mins)
- II. Presentations
 - Bank Presentations
 - 1. First National Bank
 - 2. United National Bank
- III. Correspondence
 - A. Calendar of events

Regular Board Meeting, Tuesday, March 7, 2023, at 9:00 am

Tire Amnesty Day will be Saturday, February 25, 2023

IV. Consent Items – (One motion)

C007-23 Approval of Regular Meeting Minutes from 01/17/2023.

C008-23 Ratify appointing Veronica Washington to another term with the Board of Health.

C009-23 Ratify approving Alcohol License for Calvary Market LLC and Café Ozzy's.

C010-23 Ratify approval of the Nightshade Tower Lease.

C011-23 Approve Bailey Plat and Knight Plat.

V. Formal Actions

FA003-23 Ratify the approval to increase the Recreation Department Fees.

FA004-23 Approve/Disapprove increasing the Animal Control Fees.

FA005-23 Approve/Disapprove/Discuss Safer Grant and Pre-Hazard Mitigation Plan –

Richard Phillips.

FA006-23 Approve/Disapprove putting WeatherSTEM Hometown at Tired Creek

Lake.

FA007-23 Approve/Disapprove a printer/copier lease for the Commissioners and

Magistrate.

FA008-23 Approve/Disapprove purchase of Pipe for the Road Department.

VI. New and unfinished Business

Extension Service Vehicles

Bond Rating

VII. Executive Session

None

VIII. Reports

- a. Attorney's Report
- b. Roads and Bridges 01-23
- c. Buildings and Grounds 01-23
- d. Code Enforcement 01-23
- e. Animal Control 01-23
- f. Recreation Department 01-23
- g. Tired Creek Lake Report 01-23

VIII. Adjournment

Individuals with disabilities who require certain accommodations 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.

SITE NAME: NIGHTSHADE
SITE NUMBER: 592132

This document was prepared by
and after recording return to:
Mary S. Palmer
Baker Donelson Bearman
Caldwell & Berkowitz, PC
420 20th Street North
Ste. 1400
Birmingham, Alabama 35203

Source(s) of Title: Deed
recorded as Deed Book 254,
Page 293 in the Office of the
Superior Court Clerk for Grady
County, GA.

Parcel: R0020007

STATE OF GEORGIA)
COUNTY OF GRADY)

MEMORANDUM OF
TOWER LEASE AGREEMENT

23rd This MEMORANDUM OF TOWER LEASE AGREEMENT ("Memorandum") is entered into this day of February, 2023 between Grady County, Georgia with a mailing address of 33 17th Avenue NW, Cairo, Georgia 39827 (collectively, "Lessor"), and Verizon Wireless of the East LP d/b/a Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("Lessee").

- 21st 1. Lessor and Lessee entered into a Tower Lease Agreement ("Agreement") dated the day of February, 2023 for the purposes of installing, operating, and maintaining a telecommunications facility and other improvements. All of the preceding is recited in the Agreement.
2. The initial term of the Agreement is for five (5) years commencing as specified in the Agreement. Lessee has the right to renew the Agreement for four (4) additional five (5) year periods.
3. The land which is the subject of the Agreement is described in Exhibit A attached to, and incorporated by reference in, this Memorandum.

[Remainder of Page Left Blank Intentionally - Signature Page Follows]

LESSEE SITE NAME: CEDAR GATE

IN WITNESS OF THIS MEMORANDUM, the parties have executed this Memorandum as of the day and year shown on its first page.

LESSOR:

Grady County, Georgia

John White
WITNESS

By: Phil M...
Name: Phil M...
Title: Chairman
Date: 2/17/23

LESSEE:

Verizon Wireless of the East LP
d/b/a Verizon Wireless

By: Celco Partnership
Its: General Partner

Michael Hasegawa
WITNESS Michael Hasegawa

By: Jim Blake
Name: Jim Blake
Title: Engineering Director
Date: 1-17-23

LESSEE SITE NAME: CEDAR GATE

STATE OF Georgia)
COUNTY OF Grady)

I, the undersigned Notary Public, certify that Phillip Drew, whose name as Chair of Grady County, Georgia is signed to the preceding instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the preceding instrument, he/she, in his/her capacity as such officer and with full authority, executed the preceding instrument voluntarily on the day the preceding instrument bears date.

GIVEN under my hand and seal, this 22 day of February, 2023



Notary Public: Susan Savage
Print Name: Susan Savage
My Commission Expires: 12.17.23

STATE OF GEORGIA)
COUNTY OF FULTON)

I, the undersigned Notary Public, certify that Jim Blake, whose name as Director of Engineering of Cellco Partnership, the general partner of Verizon Wireless of the East LP d/b/a Verizon Wireless is signed to the preceding instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the preceding instrument, he/she, in his/her capacity as such officer and with full authority, executed the preceding instrument voluntarily on the day the preceding instrument bears date.

GIVEN under my hand and seal this 17 day of January, 2023

[NOTARIAL SEAL]



Notary Public: Kimberly L. Smith
Print Name: Kimberly L. Smith
My Commission Expires: 06/19/26

EXHIBIT A

Description of Parent Tract, Leased Area, Access Easement, and Site Plan

(See Attached)

PARENT PARCEL

4458 Hwy 111 S
Cairo, GA 39828
Parcel: R00200007
Deed Book 254, Page 293
Grady County, GA

All that tract or parcel of land containing 1 acre, more or less, lying and being in Land Lot 274, Land District 19, Grady County, Georgia, being more particularly described as follows: Commence at the point of intersection of the east lot line of Land Lot 274 and the north right-of-way margin of Georgia Highway 111 and run thence south 60 degrees 30 minutes west along the north right-of-way margin of Georgia Highway 111 a distance of 379.51 feet to the point of beginning of the land herein described; thence continue south 60 degrees 30 minutes west along the north right-of-way margin of Georgia Highway 111 a distance of 174 feet; thence north 28 degrees 07 minutes west a distance of 250 feet; thence north 60 degrees 30 minutes east the approximate distance of 193 feet to the west lines of Earnest; thence south 25 degrees 44 minutes east along said Earnest lands a distance of 250 feet to the point of beginning.

LESSEE PREMISES

All that tract or parcel of land lying and being in Land Lot 274, Land District 19, Grady County, Georgia, and being a portion of the lands of Grady County, as recorded in Deed Book 254, Page 293, and being described as follows:

To find the point of beginning, COMMENCE at a ¾-inch rod found on the Easterly right-of-way line of Hammett Road (having a 30-foot public right-of-way) and at the Northwest corner of the lands of Walter G. Maxwell and Marguerite V. Maxwell, as recorded in Deed Book 272, Page 136, said ¾-inch rod having a Grid North, NAD83, Georgia West Zone value of N=282607.4205, E=2257620.2498; thence leaving said right-of-way line and running along a tie line, South 46°47'39" East, 297.12 feet to a point on the Lessee Premises, said point having a Grid North, NAD83, Georgia West Zone value of N=282404.0059, E=2257836.8211 and the true POINT OF BEGINNING; Thence running along said Lessee Premises, South 82°33'25" East, 12.50 feet to a point; Thence, South 07°26'35" West, 21.00 feet to a point; North 82°33'25" West, 12.50 feet to a point; Thence, North 07°26'35" East, 21.00 feet to a point and the true POINT OF BEGINNING.

Bearings are based on Grid North, NAD83, Georgia West Zone.

Said tract contains 0.0060 acres (263 square feet), more or less, as shown in a survey prepared for Verizon Wireless by POINT TO POINT LAND SURVEYORS, INC., dated April 22, 2020.

30' INGRESS-EGRESS, FIBER & UTILITY EASEMENT

Together with a 30-foot Ingress-Egress, Fiber and Utility Easement (lying 15 feet each side of centerline, lying and being in Land Lot 274, Land District 19, Grady County, Georgia, and being a portion of the lands of Grady County, as recorded in Deed Book 254, Page 293, and being described by the following centerline data:

To find the point of beginning, COMMENCE at a $\frac{3}{4}$ -inch rod found on the Easterly right-of-way line of Hammett Road (having a 30-foot public right-of-way) and at the Northwest corner of the lands of Walter G. Maxwell and Marguerite V. Maxwell, as recorded in Deed Book 272, Page 136, said $\frac{3}{4}$ -inch rod having a Grid North, NAD83, Georgia West Zone value of N=282607.4205, E=2257620.2498; thence leaving said right-of-way line and running along a tie line, South 46°47'39" East, 297.12 feet to a point on the Lessee Premises, said point having a Grid North, NAD83, Georgia West Zone value of N=282404.0059, E=2257836.8211; Thence running along said Lessee Premises, South 82°33'25" East, 12.50 feet to a point; Thence, South 07°26'35" West, 21.00 feet to a point; thence leaving said Lessee Premises and running along a tie line, South 07°16'29" West, 47.71 feet to a point and the true POINT OF BEGINNING; Thence, South 20°42'17" East, 99.15 feet to a point; Thence, South 68°42'38" East, 99.23 feet to the ending at a point on the Northerly right-of-way line of Georgia State Route No. 111 (having a variable width public right-of-way).

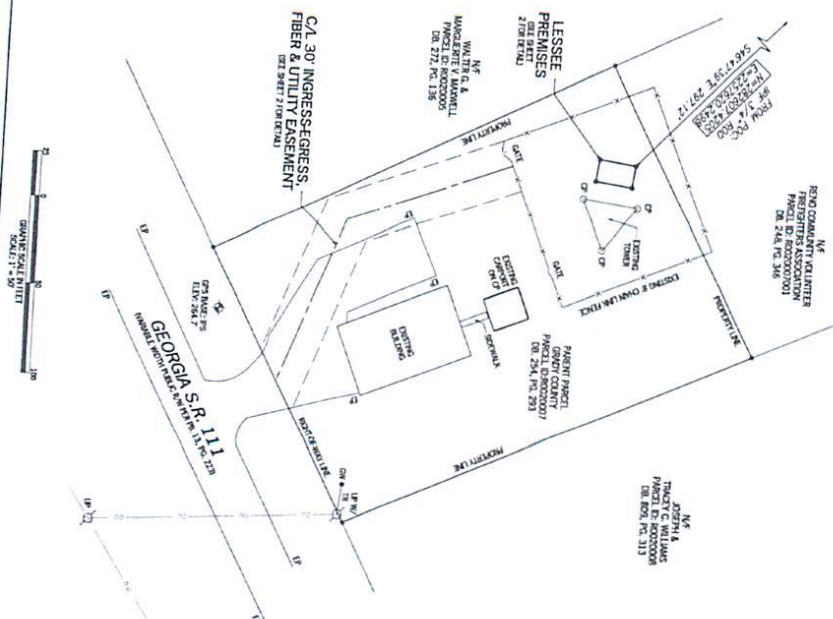
Bearings are based on Grid North, NAD83, Georgia West Zone.

As shown in a survey prepared for Verizon Wireless by POINT TO POINT LAND SURVEYORS, INC., dated April 22, 2020.



ALL ZONE INFORMATION SHALL BE NOTED WITH THE PROPERTY ZONE OFFICIALS.
REFERENCE: DDD BOOK 24, PAGE 201

GPS NOTES

[illegible][illegible]

GENERAL NOTES

[illegible]

**Know what's below.
Call before you dig.**



EXHIBIT SURVEY PREPARED BY:
**POINT TO POINT
LAND SURVEYORS**
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



ALPHARETTA, GA 30222

NIGHTSHADE 7

1. **Introduction**

WILSON COUNTY, GEORGIA

OWN BY: JC	SALT:
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ATTACHED: DATA
ATT: APR 23 2000

CPD ID #: 2007716A

OF 2

JOHN WHITE, COUNTY CLERK

Keith Moyer, COMMISSIONER

LAFAYE COPELAND, COMMISSIONER