



# BANKS COUNTY BOARD OF COMMISSIONERS WORK SESSION

Courthouse Annex Boardroom | 150 Hudson Ridge | Homer, GA 30547

Tuesday, February 25, 2025 at 3:00 PM

## MINUTES

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### 1. CALL TO ORDER

Ch. Griffith called the meeting to order.

#### **PRESENT**

Chairman Taylor Griffith  
Vice Chairman Danny Maxwell  
Commissioner Chris Ausburn  
Commissioner Keith Gardiner  
Commissioner Bo Garrison

#### **STAFF**

County Clerk Regina Gailey  
Deputy County Clerk Erin Decker  
Chief Finance Officer Randy Failyer  
Clerk of Superior Court Tim Harper  
Elections Supervisor Gina Banister

### 2. APPROVAL OF AGENDA

Ch. Griffith stated the agenda needed to be amended to move Item 3K up to Item 3A and then the rest of the items will go in order.

Motion to amend the agenda.

Motion made by Commissioner Ausburn, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

### 3. WORK SESSION:

#### **a. Offsite Storage: Candler Building - Tim Harper**

Mr. Harper stated he needed additional off-site storage at the Candler Street building. He stated in the past that Jay Scott Graphics had installed the last shelving and what he was having installed now would be enough storage for years to come. He stated he would pay for the shelving out of the Capital fund and then the Clerk's fees from scanning documents would reimburse the Capital fund for the shelving cost.

Commissioners stated they would put this on the agenda for the March 11, 2025 meeting.

#### **b. Board of Commissioners: Rules of Procedure**

Ch. Griffith stated the new county attorney suggested adopting rules of procedures. He stated this would be another level of legal protection if we had them in place.

The Commissioners stated this would be added to the agenda for the next meeting.

**c. Roads: Grant Mill Drive Access**

Gail Armour Mayor of Alto stated they were interested in connecting Nix Rd to the east of Railroad Ave and maybe partner with the County.

Ch. Griffith stated he had been in contact with William Miller at Norfolk Southern about having a meeting about the Grant Mill Road area.

Comm. Ausburn stated that he had been in contact with the realtor that handles property for Mt. Vernon Mills and they were in favor of connecting the roads because it would help with the cost of bridge maintenance.

**d. Roads: Rattletrap Road**

Ch. Griffith stated that Rattletrap Road was a private drive but had been an issue for many years. He stated he had met with several contractors to see what it would cost to bring the road up to county standards. He stated he was given a quote of \$15,000 to \$20,000 to improve the worst part of the road. Ch. Griffith also stated that the law did not allow the County to work on private property but if the residents decided to get together and pay for the improvements then the County would consider accepting the road as a county road.

**e. Development Impact Fee Committee**

Ch. Griffith stated before you could charge a Development Impact Fee a committee would have to be formed, and the committee had to consist of people from certain sectors of the community.

The Commissioners stated this should be added to the agenda for the regular meeting.

**f. Public Utilities: Homer Water Purchase/Sell Intergovernmental Agreement**

**g. Public Utilities: Maysville Water Purchase/Sell Intergovernmental Agreement**

Ch. Griffith stated that the water purchase agreement we had with City of Toccoa automatically increased in price when the cost of treating water increased. He stated currently we were selling water cheaper than what we were buying it for. Ch. Griffith continued to state that we needed to meet with the Town of Homer and the City of Maysville to discuss increasing the fee structure associated with the increased CPI.

Comm. Ausburn stated water volume also needed to be discussed.

Commissioners stated that Ch. Griffith and Vice Ch. Maxwell should meet with the cities.

**h. Industrial Park Wastewater Treatment Plant - Development Authority to Board of Commissioners**

Ch. Griffith stated that the wastewater treatment plant was still in the Development Authority's name. Ms. Decker stated the Development Authority had paid off the bonds back in 1999 and an agreement had been approved to deed the wastewater treatment plant on Industrial Park to the County but the deed had never been completed. She stated the deed had now been signed by the Authority and would be filed soon.

**i. Infrastructure & Utilites Discussion**

Ch. Griffith stated March 11, 2025 at 4:00 p.m. the Commissioners would meet with Carter & Sloope to get a complete picture of our Water/Wastewater System.

**j. Finance: Financial Policies**

Ch. Griffith stated that we had a purchasing and cash handling policy but don't have a full financial policy. He had met with the Association of County Commissioners (ACCG) and they would help the County develop a sound financial policy.

**k. Finance: Mid-Year Budget Update - All County Departments**

Mr. Failyer went over the budget stating that it was mid-year and each department should be at 50% in expenses.

Comm. Gardiner asked if the Workers Compensation Insurance line item in the Human Resources department included all departments? Mr. Failyer stated yes including the Sheriff's Office.

Ch. Griffith asked about the special events line item in the Recreation Dept. Mr. Failyer stated this was for events they held, for example the golf tournament. He also stated there was a revenue line item that was greater than the expenses.

Ch. Griffith stated we needed to get a grip on the seasonal employees at the Recreation Department.

Ch. Griffith asked if the historic building budget was just the historic courthouse, and Mr. Failyer stated it was the historic jail also.

Mr. Failyer told the Commissioners that the only issue that could come up in the Planning and Zoning department was the invoices for the building inspections because they were always behind on invoicing the County.

Mr. Failyer discussed the Sheriff's Office budget and they could possibly be over budget by \$1.2M but they stated they may could live with \$700,000 for the rest of the fiscal year. He continued to state that over a 5 year span the Sheriff's Office budget had increased by \$3.6M. Mr. Failyer said how could we consistently add to the department without raising taxes. Currently we are spending out of our prior year reserve to supplement their additional funds.

Comm. Ausburn stated he had been told that we were not using prior-year reserve.

Comm. Garrison asked what the increase was and if it was overtime? Mr. Failyer stated alot of it was salaries and benefit.

Comm. Ausburn stated we needed to cut the budget by \$500,000. He continued to stated we had already hit peak inflation.

**l. Voting Precincts: Locations**

Ch. Griffith stated that there were some unused polling locations that should revert back to the property owner since they are no longer in use. He further stated that several of these locations did not meet the current ADA requirements.

Comm. Garrison asked what were the chances of the board opening up more polling locations?

Ms. Bannister stated all she could do was take the question to the board.

Comm. Ausburn asked what was the push back for not opening more polling locations?

Ms. Bannister stated they would have to have more staffing, more equipment, security of the areas, cameras, etc. She stated it would all be an additional cost.

Comm. Gardiner asked where the elections board was with getting the legislation changed for the structure of the elections board.

Ms. Banister stated that the change in legislation was up to the Commissioners.

Ch. Griffith stated that we were not up against a deadline so we needed to have more discussion for what would work best for our situation.

Ms. Banister stated we needed to start now because there was a big election in 2026.

Comm. Ausburn asked Ms. Banister about getting an estimate on opening up more precincts.

Ms. Banister stated the Commissioners needed to come up with two locations so she could look at them and see what they needed done.

**m. Development Authority member Replacement - Larry Sparks**

Ch. Griffith stated that Larry Sparks had resigned from the Development Authority, Joint Development Authority and the Industrial Building Authority. He stated he wanted to thank him for his service to the County.

**4. ADJOURNMENT**

Motion to adjourn the meeting at 4:45 p.m.

Motion made by Commissioner Garrison, Seconded by Commissioner Ausburn.

Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

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Chairman

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Deputy County Clerk