



BANKS COUNTY BOARD OF COMMISSIONERS WORK SESSION/MEETING

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

Tuesday, April 22, 2025 at 10:00 AM

MINUTES

1. CALL TO ORDER

Chairman Taylor Griffith called the worksession to order.

PRESENT

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

STAFF PRESENT

Finance Officer Randy Failyer
Human Resources Director Arlene Ivey
County Clerk Regina Gailey

2. APPROVAL OF AGENDA

Motion to approve the agenda.

Motion made by Vice Chairman Maxwell, 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.

Chairman Griffith stated at 2:00 p.m. they will enter into executive session to consider litigation.

3. AGENDA ITEMS

a. FY2026 Budget

1. Contingency

Remain the same: \$100,000

2. Commissioners

Mr. Failyer stated the payroll portion will be considered later in the process.

Chairman Griffith asked about the overtime. Mr. Failyer stated this was in a catch-up situation if A/P needs additional time.

Remove \$1,000 Professional Fees.

Audit Fees will be for the whole budget for every department. Chairman stated this would be easier to account for in the whole budget.

Add \$500 to Vehicles/Equipment.

3. Technology Thomas Smallwood, TKSmallwood LLC

- Mr. Smallwood stated the need to upgrade the Tax Commissioners server due to it being 2008. He said he would prefer a cloud-based platform.
- He stated the need to upgrade the email platform to Microsoft 365 to include 155 users at approximately \$1,500.

4. Human Resources Arlene Ivey

- Ms. Ivey stated the HR Generalist would be receiving certification in November 2026
- She stated there was a spike in the workers comp due to the new Wastewater Treatment Plant but it still has not come online to date.
- Professional Fees: For Manual updates
- Employee Assistance: Decrease from \$7,000 to \$5,500
- Ms. Ivey requested \$30,000 for an employee pay study

5. Tax Commissioner Becky Carlan

- Ms. Carlan stated she would need a server upgrade but will check with other Tax Commissioners to see what would be best – not in this budget year.

6. Tax Assessors Vickie Krieg

- Ms. Krieg stated Change Finder had been added to the flyover
- Professional Fees: Personal property appraisals running late causing a spike in year to date
- Need to replace 2 computers \$1,800
- Need 2 cameras \$200

7. GIS/Mapping Karen Burry

- Ms. Burry stated Change Finder had been purchased and delivered
- Flyovers run every 3 years – last Orthophotography was in 2023
- Pictometry as well
- Eagle View Oblique imagery – angle imagery
- Oblique – Prefield check 2024
- Flat view is more distorted

8. Board of Equalizers

- Reduce to \$2,500

9. Courthouse

- Check on need for copier at the guard station

10. Annex

11. Coroner

- Mr. Failyer will discuss with the Coroner the need for the Assistant Coroners.

12. Health Department

- Mr. Failyer stated the Public Health funds are paid monthly
- He stated Avita was paid by lump sum

Motion to recess until 12:50 p.m.

Motion made by Chairman Griffith, 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.

Motion to come out of recess and to reconvene the meeting at 12:54 p.m.

Motion made by Chairman Griffith, 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.

13. Roads

Mike Eller

- Mr. Eller stated all positions were filled at this time.
- He stated the overtime depended on the weather.
- Commissioner Gardiner recommended going away from Mower Max and back to a tractor.
- Chairman Griffith stated they could check to see what kind of trade-in we can get onr surplus to sell with minimum price.
- Mr. Failyer stated signs could be paid out of TSPLOST
- Commissioner Gardiner stated the need to consider naming an Assistant Superintendent

14. Voter Registration Gina Banister

- Ms. Banister stated payroll may be different for each election. She stated there would be 4 elections within the next budget year.
- Mr. Failyer stated he would research the Technical
- Ms. Banister stated there would be 2 conference under Education & Training in the amount of \$2,160 + \$650
- Pollholders: Reduce \$12,000 to \$10,000
- General Supplies: Voter Screens \$5,700
- Chairman Griffith stated this could be purchased within the current budget.

15. Code Enforcement & Recycling Logan Galloway

- Check with Waste Management concerning water & restroom facility usage by the employee.

Motion to reconsider the Approval of the Agenda to add 5: Extended Stay Motels.

Motion made by Vice Chairman Maxwell, 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.

16. Historic Buildings

17. Planning & Zoning Kerri Fincannon

- Ms. Fincannon stated the professional fees were the services of Bureau Veritas.

18. Public Welfare Administration

a. DFCS

19. Maintenance

4. EXECUTIVE SESSION: LITIGATION

Motion to enter into executive session to discuss litigation at 2:00 p.m.

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.

Motion to come out of executive session at 2:45 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. *(Copy of affidavit filed in Attachment to Minutes Book #11-2)*

5. Hotel/Motel Extended Stay Harry Patel/Sonya Sewell of Solvue Hospitality

Ms. Sewell stated they represented Solvue Hospitality which included hotels in Banks County as follows:

Quality Inn

Spark by Hilton

Baymont Inn

Red Roof Inn

Mr. Patel stated a good way to insure quality construction of an extended stay hotel is to require concrete and steel construction which drives the construction price up and discourages cheap construction. He also stated conference space with banquet space would be an advantage to the county. He stated kitchenettes were a safety precaution.

Commissioner Ausburn stressed it would still only be up to 29 days – extended stay

Ms. Sewell encouraged event space with a minimum amount of rooms.

Mr. Patel stated due to the price of approximately \$25 million they would only build one hotel every 5 to 10 years.

6. ADJOURNMENT

Motion to adjourn the meeting at 4:00 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.

Chairman

County Clerk