Jackson County
Board of Commissioners

March 2, 2026 at 6:00 PM
Jury Assembly Room - County Courthouse

MINUTES

1. **Call to Order - Chairman Marty Clark**
   Chairman Marty Clark called the meeting to order at 6:00 p.m.

2. **Invocation - Chairman Marty Clark**
   Commissioner Marty Seagraves gave the invocation.

3. **Pledge of Allegiance - Commissioner Ty Clack**
   Commissioner Ty Clark led those in attendance in the Pledge of Allegiance.

   Amendment of Agenda
   Afterward, Chairman Clark turned to staff for comments. County Manager Gina Roy asked to move Item #11C to the March 16, 2026 meeting. She explained it was regarding the end-of-the year budget adjustments for the auditors. She also advised staff did not have all the final property tax collections. Chairman Clark moved to amend the agenda to move Item #11C to the next meeting. Commissioner Clack seconded the motion. Hearing no discussion, the vote was taken, and the motion passed unanimously. (Vote 6 - 0)

4. **Approval of Minutes**

   A. <u>**February 16, 2026 Draft Minutes**</u>
   To approve the minutes for the February 16, 2026 board meeting
   Commissioner Hix moved to approve the minutes for February 16, 2026. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

5. **Citizen Input**
   Each speaker is provided up to four (4) minutes to address the board on any item that is not listed on this agenda.
   Ace Acevedo, a Hoschton city councilmember, requested the board consider adding a warming station for individuals in the future, during cold weather or icy events.

6. **Reports**
   There were no comments.

7. **Recognitions, Appointments, and Special Items**

   A. <u>**Update - Economic Development Activity Report**</u>
   Steve Wittry, President/CEO of the Jackson County Chamber of Commerce, will provide an update report on economic development activities.

Steve Wittry, President and CEO of the Jackson County Chamber of Commerce, provided an economic development update. He introduced Murriel Wiley, the Chamber's newly appointed Economic Development Director, who briefly greeted the board and expressed her enthusiasm for working with community leaders to support economic development efforts in Jackson County. Mr. Wittry then reported that the Chamber is currently working on sixth (6) active projects at various stages.

These include Project Orchid, a manufacturer of power-generating products considering a site in the McClure Industrial area in Jefferson; Project Tiger, a manufacturer of industrial gases exploring locations in Commerce; Project Storage, a manufacturer of energy storage systems evaluating potential sites; Project Riverside, a company seeking a location to recycle food and beverage waste into natural gas and fertilizer; Project Viking, a manufacture of electric distribution components planning a site visit to several unincorporated locations in the county; and Project Spice, a defense-related advanced manufacturing project in the early site selection stage.

Mr. Wittry also discussed the Chamber's efforts to develop a comprehensive inventory of available industrial properties throughout the county, including both developed and undeveloped sites, to better assist prospective businesses and maintain accurate listings with Georgia EMC and Georgia Power. He also emphasized the importance of building relationships with property brokers and building occupants to support economic development initiatives and strengthen community partnerships. No questions were raised by the board. The board expressed appreciation for the report.

8. New Business

A. <u>Change order with SmithBuilt Construction Group for Unsuitable Soil Remediation at Jackson County EMS Station #2</u>

To approve a change order with SmithBuilt Construction Group pertaining to the unsuitable soil remediation at EMS Station #2

County Manager Gina Roy presented a change order request for the Jackson County EMS Station #2 project with Smithbuilt Construction Group related to unsuitable soil remediation discovered during site preparation. Ms. Roy reported that although preliminary geotechnical studies and soil borings had indicated the potential for some unsuitable soils, a significantly larger amount was encountered after construction began following the groundbreaking on January 19. As a result, approximately 3,920 cubic yards of unsuitable soil had to be excavated and replaced with suitable material. The cost associated with the remediation is $286,650, which will be funded by the General Fund. Approval of the change order would increase the total project cost to $5395,650. Ms. Roy requested board approval of the change order.

9. Adjournment

Chairman Clark declared adjourned the business portion of the meeting at 6:11 p.m.

Work Session Meeting

This portion of the meeting is to facilitate a discussion on matters requiring a more in-depth review, explanation, and analysis. No formal action will be taken on any of the items listed below.

10. Call to Order - Chairman Marty Clark

Chairman Clark called the work session to order at 6:11 p.m.

11. New Business

A. **<u>Authorize the purchase of two (2) new Peterbuilt Dump Trucks for the Public Works department.</u>**

To request to purchase two (2) new Peterbuilt 567 Dump Trucks for the Public Works department.

County Manager Gina Roy presented a request to authorize the purchase of two new Peterbuilt dump trucks for the Public Works Department. Ms. Roy explained that the request was initially discussed during the Fiscal Year 2026 budget process; however, approval was deferred pending the outcome of the Transportation Special Purpose Local Option Sales Tax (TSPLOST) vote to determine whether the equipment would be needed for upcoming projects. With the successful passage of the TSPLOST, additional trucks are now necessary to support the department's paving and hauling operations. Ms. Roy noted that the Public Works Department currently operates two tandem dump trucks requiring CDL drivers and two smaller non-CDL dump trucks used for tasks such as salt distribution and other projects. The purchase of the two new dump trucks would total $496,328 and would be funded through SPLOST Roads and Bridges, not the General Fund.

B. **<u>Renewal Health Service Agreement with Southern Health Partners for the Jackson County Jail (24-hour service)</u>**

To approve a medical contract for service with Southern Health Partners for the Jail and authorize the Chairman to sign.

County Manager Gina Roy presented a renewal of the health services agreement with Southern Health Partners to provide medical services for inmates at the Jackson County Jail. Ms. Roy explained that the service provides 24-hour medical coverage for the jail facility. The contract was recently re-bid at the end of the year and underwent an extensive review process that included evaluations and follow-up discussions with three responsive vendors. Following this review, it was determined that continuing services with Southern Health Partners represents the best option to ensure the health and safety of both the inmate population and jail staff. Ms. Roy noted that funding for the service was included in the Fiscal Year 2026 budget, with slightly over $1 million already allocated for this purpose. No questions were raised by the board.

C. **<u>FY2025 End-of-Year Budget Adjustment Resolution</u>**

Approval of a resolution authorizing the Chairman to approve the FY2025 end-of-year Annual Operating and Capital budget amendments as attached in conjunction with the FY2025 audit and issuance of the Annual Comprehensive Financial Report.

This item was moved to the March 16, 2026 meeting.

D. **<u>Recommendation of Award for Infrastructure Construction Project Management</u>**

To consider selecting a Construction Project Management Firm for Infrastructure related to TSPLOST.

County Manager Gina Roy presented a recommendation of award for infrastructure construction project management services related to projects funded through the recently approved Transportation Special Purpose Local Option Sales Tax (TSPLOST). Ms. Roy explained that while some county projects are self-performed and managed internally, other projects such as bridge construction, roundabouts, intersection improvements, and right-of-way acquisition require external construction project management services. The county issued a request for proposals and received three submissions. Following a comprehensive technical evaluation and scoring process conducted by a review committee, staff recommended LJA Engineering as the preferred vendor to provide construction project management services. Ms. Roy also noted that the bid opportunity was extended to the municipalities within Jackson County so that the cities may utilize the same firm and pricing structure if desired, allowing for greater purchasing volume and cost efficiency. LJA Engineering was also noted to qualify for local preference, with offices located in Winder.

E. <u>TSPLOST Paving List 2026</u>

To consider the attached map for 2026 from dirt to asphalt, with work being done by our public works department.

County Manager Gina Roy presented the proposed 2026 TSPLOST paving list as part of the county's planning process for road improvements funded through the Transportation Special Purpose Local Option Sales Tax (TSPLOST). Ms. Roy reported that the proposed paving represents approximately 10 miles of dirt roads to be paved, similar in quality to the work previously completed by the Public Works Department on Lipscomb Lake Road. The estimated budget impact for the projects is approximately $2 million, to be funded through TSPLOST revenue, with collections expected to begin in April. Ms. Roy stated that, if approved, the projects could be completed within calendar year 2026. The proposed roads include Big Bear Road, Diamond Hill Road, Diamond Hill Church Road, Mauldin Road, Old Miller Road, and Swain Road. A map of the proposed paving locations was included with the agenda materials. No questions were raised by the board.

12. Executive Session

A. <u>There is a need for an Executive Session for land acquisition and pending/potential litigation.</u>

The board will recess into an executive session to discuss land acquisition matters and pending/potential litigation in accordance with the Georgia Open Meetings Act, O.C.G.A. § 50-14-1 et seq.

Chairman Clark moved to move into Executive Session for Land Acquisition & Litigation and advised there would be no voting afterward. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

After meeting in executive session for fifteen (15) minutes, the board exited the closed session. There was no action taken.

13. Adjournment

Chairman Clark declared the meeting adjourned at 6:33 p.m.

Jackson County Board of Commissioners
Approved: March 16, 2026

Marty Clark, Chairman

Jim Hix, District 1 Commissioner

Chas Hardy, District 2 Commissioner

Ty Clack, District 3 Commissioner

Marty Seagraves, District 4 Commissioner

Cole Elrod, District 5 Commissioner

SEAL

Attest: ______________________
Ericka Johnson, Deputy Clerk

State of Georgia, County of Jackson

AFFIDAVIT OF COUNTY BOARD OF COMMISSIONERS

Marty Clark, Chairman, Jim Hix, Commissioner, Chas Hardy, Commissioner, Ty Clack, Commissioner, Marty Seagraves, Commissioner, and Cole Elrod, Commissioner being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1.

The Jackson County Board of Commissioners met in a duly advertised meeting on March 2, 2026.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 6:18 p.m. a.m. ☐ p.m. ☒

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the Open Meetings law:

☒ Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any office or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

☐ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and O.C.G.A. § ______________________.

☒ Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4).

☐ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(6);

☐ Other ____
as provided in O.C.G.A. § ______________________.

This 2nd day of March, 2026.

Jackson County Board of Commissioners

Marty Clark
Marty Clark, Chairman

Chas Hardy
Chas Hardy, Commissioner District 2

Jim Hix
Jim Hix, Commissioner District 1

Ty Clack
Ty Clack, Commissioner District 3

Marty Seagraves, Commissioner District 4

Cole Elrod, Commissioner District 5

Sworn to and subscribed before me this 2nd day
March, 2026.

Erica J. Johnson
Notary Public

ERICKA JOHNSON
My Commission Expires
NOTARY PUBLIC
June 25, 2028
JACKSON COUNTY, GEORGIA