

Monroe County Board of Commissioners

Minutes of April 21, 2026

Regular Meeting

9:00 A.M.

Present:

Alan Gibbs, Chairman

John Ambrose, Vice-Chairman

Lamarcus Davis, District 1

Eddie Rowland, District 2

Al Turner, District 4

Staff:

Lorri Byrd, County Manager

Natalie Sundeen, County Attorney

Janet Abbott, County Clerk

Richard Dumas, Public Information Officer

Kim Stokes, Public Works Director

Welcome

Chairman Gibbs welcomed everyone in attendance.

Prayer

Pastor Brian Moore led the invocation.

Pledge

Chairman Gibbs led the pledge.

Roll Call

County Clerk Janet Abbott called roll.

Call to Order

Chairman Gibbs called the meeting to order at 9:00 A.M.

New Business

Approve Agenda

Chairman Gibbs presented the agenda for approval with the following change:

- Removal of item C. Dangerous Dog Hearing

Commissioner Ambrose motioned to approve the agenda with said change.

Commissioner Davis seconded the motion, and the motion carried 5-0.

Minutes-April 07, 2026, Regular Meeting

Chairman Gibbs presented the minutes of the April 07, 2026, Regular Meeting for approval.

Commissioner Davis motioned to approve the minutes of April 07, 2026, Regular meeting with the normal 30 days for changes.

Commissioner Ambrose seconded the motion, and the motion carried 5-0.

Dangerous Dog Hearing

This item was removed from the agenda.

Central Georgia Region 5 Emergency Medical Services Council Appointment

The Central Georgia Region 5 Emergency Medical Services Council functions as the liaison between the Georgia Office of EMS and Trauma and the regional EMS system. The Central Georgia Region 5 Emergency Medical Services Council works to maintain and improve EMS quality across the 23 counties of region 5 and provides recommendations on the operation of Emergency Response Zones.

Monroe County has two designated seats on the Council. Current representatives are Kristen Lyndall (2024-2027) and EMS Chief Matt Jackson (2023-2026). With Chief Jackson's term concluded, the County is asked to either reappoint him or nominate a new representative. Chief Jackson has met all attendance requirements and has actively participated during his term and reappointment is recommended.

Chairman Gibbs motioned to approve the reappointment of Chief Jackson to Central Georgia Region 5 EMS Council for a three-year term.

Commissioner Turner seconded the motion and the motion carried 5-0.

Surplus Items for Auction

Public Works Director Kim Stokes along with Fleet Maintenance Manager Jody Swords stated the county has accumulated a number of vehicles, trailers, and other miscellaneous items and equipment; along with a building (old High Falls Fire Station) and five (5) properties (012B-

017A, 014-068, 0025C-013, 016-036,017A-013) that need to be declared as surplus by the Board of Commissioners. Once declared as surplus, authorization to utilize the auction firm of Hudson & Marshall is requested. Hudson & Marshall will fund all advertisements, and their fee is 10% for the buyer and 10% for the seller. If the Board agrees to surplus and auction, the auction will be held on May 30, 2026.

Surplus Auction - May 30, 2026							
YEAR	MAKE	MODEL	VIN#	Mileage	Condition	Location	DEPT
2006	FORD	F-150	1FTRF14W266NB2234	105211	FRONTEND WORK/ MOTOR	SHOP	LANDFILL
2009	FORD	F-350	1FDWF36Y09EA13866	142413	FRONTEND DAMAGE	SHOP	ROAD
2015	DODGE	RAM	1C6RR7XT9FS612434	181800	NEEDS MOTOR	SHOP	ROAD
2018	DODGE	CHARGER	2C3CDXAT6JH279801	103201	FRONTEND WORK/ GRILLE	SHOP	SHERIFF
2018	DODGE	CHARGER	2C3CDXATXJH253203	140400	A/C WILL NOT BLOW	SHOP	SHERIFF
2019	DODGE	CHARGER	2C3CDXAT1KH616859	123731	OLD K-9	SHOP	SHERIFF
2019	FORD	F-150	1FTMF1C69KFC12442	82065	NEEDS MOTOR AND EXHAUST	SHOP	ROAD
2019	FORD	F-150	1FTEW1E46KFB91011	135000	NEEDS ENGINE/ELECTRICAL PROBLEM	SHOP	SHOP
2019	DODGE	CHARGER	2C3CDXAT8KH687024	118470	RUNS NEEDS SOME WORK	SHOP	SHERIFF
2021	DODGE	CHARGER	2C3CDXAT5MH525175	130580	MISSING DRIVERSREAR DOOR	SHOP	SHERIFF
2017	DODGE	CHARGER	2C3CDXKT9HH649860	133063	RUNS NEEDS SOME WORK	SHOP	SHERIFF
2019	DODGE	CHARGER	2C3CDXAT5KH576060	108000	RUNS NEEDS SOME WORK	SHOP	SHERIFF
2012 SIGN#1		TRAILER	1A9AH4655C2228483	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
2012 SIGN#2		TRAILER	1A9AH4653C2228479	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
2012 SIGN#3		TRAILER	1A9AH4651C2228478	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
2012 SIGN#6		TRAILER	1A9AH4659C2228485	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
2012 SIGN#7		TRAILER	1A9AH465X02228477	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
1999 (971)	D-6	CAT	03WN01737	22000	NEEDS UNDERCARRIAGE	SHOP	LANDFILL
2015	H/F	TRAILER	L4WC1H813FA072673	0	TIRES OUT OF DATE	SHOP	SHOP
N/A	CONCRETE	SAW	N/A		DOES NOT RUN	SHOP	ROAD
1 PALLET					FILTERS AND MISC PARTS	SHOP	ROAD
1 PALLET					BLADES ,TEETH, LIFT ARMS,MISC PARTS	SHOP	ROAD
1 SET					OF USED MASSEY WHEELS	SHOP	ROAD
1 SET					OF USED JOHN DEERE WHEELS	SHOP	ROAD
2018		GRILL	L0HSH5613JJ005732	0	TIRES OUT OF DATE	SHOP	ROAD
OLD FOUR POST LIFT					WORKS, NO LONGER NEEDED	SHOP	SHOP
2017 TRUCK CAMPER SHELL AND SIDE OUT					GOOD CONDITION	SHOP	FIRE DEPT
UTILITY BOX WITH MISC ASSORTMENT OF SHOP TOOLS					USED SHOP TOOLS	SHOP	SHOP

Steve Slocumb with Hudson and Marshall stated the five properties listed can be sold subject to deed restrictions. Mr. Slocumb stated the most viable buyers are typically adjoining property owners and sale prices are generally lower due to the limitations imposed by the restrictions.

The properties are

- 012B-017A
- 014-068-This property can be sold but has restrictions which require that the property be used as green space in perpetuity and make the State of Georgia a third-party beneficiary under the agreement. This property was purchased with grant funds under the Georgia

Greenspace Act and there may be a more detailed unrecorded agreement with additional restrictions regarding this property.

- 025C-013-This property can be sold but has restrictions which require that the property be used as open space, recreational or wetlands management purposes in perpetuity. No structure can be erected on premises other than restrooms or a public facility that is open on all sides and functionally related to open space uses. The agreement gives the State of Georgia the right to enforce these conditions.
- 106-036-This property can be sold but has restrictions which require that the property be used as open space, recreational or wetlands management purposes in perpetuity. No structure can be erected on the premises other than restrooms or a public facility that is open on all sides and functionally related to open space uses. The agreement gives the State of Georgia the right to enforce these conditions.
- 107A-013- This property can be sold but has restrictions which require that the property be used as open space, recreational or wetlands management purposes in perpetuity. No structure can be erected on the premises other than restrooms or a public facility that is open on all sides and functionally related to open space uses. The agreement gives the State of Georgia the right to enforce these conditions.

Steve Slocumb addressed the Board regarding the properties listed explaining the bid process, recommending the High Falls Fire Station come back to the Board for approval but for the other properties listed the payment be collected the day of the auction and they will receive a quit claim deed. The auction date is May 30th.

Commissioner Ambrose motioned to surplus the vehicles, equipment, old High Falls Fire Station, and the five properties listed, utilizing Hudson and Marshall as the auction firm and to approve the items for auction.

Commissioner Turner seconded the motion and the motion carried 5-0.

Landfill Update

Public Works Director Kim Stokes presented an update on the Landfill to the Board.

Mr. Stokes gave a PowerPoint presentation outlining the work performed:

- Determined approximate location requiring additional protective cover
- Designated and installed a demarcation line and berm.
- Waste disposal area

- Installation of waste reference post
- Installation of 2' high soil berm to delineate temporary limit of waste
- Removal of soils to expose the existing non-woven geotextile over the leachate collection line. The geotextile shall be removed to expose the full width of the gravel around the leachate collection line immediately prior to receiving the initial waste fluff layer per the approved D&D plan.
- Engineers will be onsite on April 22nd to certify prior to installing the fluff layer.

Mr. Stokes acknowledged the following employees for their work at the Landfill:

- Frank Newton
- Darren Ramesy
- Lessley Johnson
- Jason Holt
- Mitchell Kilpatrick
- Shannon Corley
- Chad Ingle
- Mark Shinkovich
- Cherish Taylor

Mr. Stokes stated this was very good news regarding the landfill. Mr. Stokes stated using the county staff saved the county a substantial amount of money.

Public Comment

There were no public comments.

Commissioner's Comments

Commissioner Lamarcus Davis – District 1

- Commissioner Davis discussed the concept of “tools in the toolbox” that help the county operate efficiently while limiting the burden on property taxpayers.
- He highlighted SPLOST, E-SPLOST, TSPLOST, and LOST as key funding tools for capital projects such as roads, schools, recreation facilities, and agricultural buildings.
- He reviewed the county's transition in 2018 to a county manager form of government, noting that this removed commissioners from day-to-day operations and centralized management under a county manager.

- He recognized the impact of hiring a finance director, who determined the county no longer needed to issue a Tax Anticipation Note (TAN) each year, enabling the county to build financial reserves instead.
- He emphasized the importance of I-75 as a revenue source through sales tax, which has funded major facilities such as the current building, the Fine Arts Center, and the Ninth Grade Academy without relying on property tax.
- On transportation, he noted that before TSPLOST the county paved only 3–4 miles of road per year, but with TSPLOST and an in-house paving crew and equipment, the county has paved over 60 miles and saved significant money by doing the work internally.
- He addressed budget growth, stating that increases are largely due to inflation, and that the county’s budget has grown less than the overall inflation rate, indicating the county is still below the inflation curve.
- He stressed that special local option sales tax funds must be designated, reported, and audited, and misuse could jeopardize the county’s eligibility for future grants and funding.
- He praised the leadership team and department staff and expressed his commitment to ensuring departments have the necessary “tools in their toolbox” to perform their duties.

Commissioner Eddie Rowland – District 2

- Commissioner Rowland thanked the road department and building maintenance for improving the elections office site, including new paving and striping to provide a safe and attractive voting location.
- He described a collaboration with Mossy Corners, a local business that supplied plants and assisted with landscape design at a lower cost than a full-service proposal.
- He noted that he and his wife personally assisted with planting and installing pine straw to help control costs, and he thanked Election Supervisor Kay Warren and the elections staff for maintaining the landscaping and facility.
- He reported that in two weeks the Board will receive a presentation on a land use plan and comprehensive plan, which are required for the county to remain eligible for various state grants and loans.

- He emphasized that the goal is to develop a land use plan tailored to Monroe County, not a generic plan, and noted that he and former county manager Jim Hedges have been working with GMC (Goodwyn Mills Cawood) on this effort.
- He provided an update on recreation projects, stating he will focus on completing grading, drainage, and footing work at the gym and arena at the Recreation Department.
- He stated he would not open facilities until they can provide a good user experience, acknowledging delays but emphasizing quality and safety.
- He reported that the county has received \$50,000 from Oglethorpe Power to develop an informative walking trail leading to the new Agriculture and Natural Resources Arena and said he will coordinate with Landon and Kim to move these projects forward.

Commissioner John Ambrose – District 3

- Commissioner Ambrose expressed support for the comments made by the other commissioners and stated he is optimistic about the future of Monroe County.
- He addressed concerns about budget increases, noting that the cost of goods, services, and labor has risen for the county just as it has for households.
- He emphasized the importance of offering competitive pay to retain qualified and effective county employees.
- He stated that, despite cost pressures, he believes the county has done a good job managing the budget.
- He thanked the county attorney's office, Kim Stokes, Rob Law, and various county employees for helping keep the county in compliance and providing guidance on matters such as the UDO and land use regulations.
- He voiced support for establishing a solid planning and regulatory foundation, acknowledging that changes will still be needed over time.

Commissioner Al Turner – District 4

- Commissioner Turner commended Commissioners Davis and Rowland for clearly presenting where the county currently stands and its goals for the next five years.
- He stated that he is a strong supporter of the direction and priorities they outlined.

- He recognized Election Supervisor Kay Warren at the new election’s facility, noting that she has been actively maintaining the landscaping and is pleased with the upgraded building.
- He also mentioned speaking with Ms. Dumas, who likewise expressed satisfaction with the new facility.
- He publicly thanked the county manager, stating that he considers her one of the best and appreciates her work and support.
- He thanked all attendees for coming and commented that he enjoyed seeing and speaking with community members.

Chairman Alan Gibbs

- Chairman Gibbs thanked citizens and commissioners for their participation and remarks.
- He acknowledged a candidate debate held in the same location the previous evening and thanked all candidates for being willing to stand for public office, noting that debating in public requires personal openness and resilience.
- He explained that as property values and population increase, it is challenging to keep infrastructure and services aligned with community needs, and that each county must respond in its own way.
- He emphasized the importance of the future land use map and comprehensive plan, stating they not only preserve eligibility for state grants but also give the Board stronger tools to manage growth and zoning decisions in line with community expectations.
- He noted that some recent budget increases are due to catching up from prior underinvestment, particularly in employee compensation and health insurance, and said addressing these gaps was necessary.
- He pointed out that many critical county operations—such as the landfill—are often “out of sight, out of mind” for residents, even though they require substantial effort and regulatory compliance to operate safely and efficiently.
- He thanked landfill staff and other behind-the-scenes departments for their work and expressed appreciation to everyone who attended, including those who were present late for the debate and returned for the morning meeting.

Executive Session

There was no executive session.

Action from Executive Session

There was no executive session.

Adjourn

Commissioner Davis motioned to adjourn at 9:41 a.m.

Commissioner Turner seconded the motion, and the motion carried 5-0.

Respectively Submitted by:

Janet Abbott, County Clerk