



UPSON COUNTY BOARD OF COMMISSIONERS

Regular Commission Meeting

January 13, 2026 - 6:00 P.M.

106 East Lee Street, Suite 140, Thomaston, GA 30286

THE MEETING WILL BE STREAMED LIVE ON YOUTUBE

PLEASE COPY THE LINK BELOW

<https://www.youtube.com/channel/UCe2eGmYc-ooba5KStmOeXkw>

AGENDA

I. CALL TO ORDER

Chairman Dan R. Brue II

II. INVOCATION

III. PLEDGE

IV. ATTENDANCE

Chairman Dan Brue

Vice Chairman Benjamin Watson

Commissioner James Ellington

Commissioner Paul Jones

Commissioner Christopher Biggs

County Clerk Jessica Jones

County Attorney Heath English

County Manager Lonnie Joyce was not in attendance.

V. APPROVAL OF THE AGENDA

A motion was made by Commissioner Watson with a second from Commissioner Jones approve the agenda.

The motion passed unanimously.

VI. EXECUTIVE SESSION – Personnel

A motion was made by Commissioner Jones with a second from Commissioner Biggs to go into executive session to discuss personnel.

The motion passed unanimously.

A motion was made by Commissioner Jones with a second from Commissioner Ellington to exit executive session and go back into regular session.

The motion passed unanimously.

VII. PUBLIC COMMENTS

Alan Whitmire, spoke in favor of a Vet Clinic on Firetower Road.

Chuck Thompson, spoke in favor of a Vet Clinic on Firetower Road.

Ashley Anderson, spoke in favor of a Vet Clinic on Firetower Road.

Neal Anderson,

Chairperson and Commissioners, my name is Neal Andrews, and I live at 745 Pleasant Valley Rd. I am 64 years old, and I was born and raised in Thomaston, Ga., The town and community that I love.

Last night at the Zoning and Planning Board Meeting I spoke in favor of the Variance approval for proposed Veterinary Clinic and Hospital along with ~31 others with only 1 person in opposition.

What I witnessed, among ~50 others, was a charade by a Board that is appointed by you all. Specifically, the conduct by Chairperson Fallin, who actually is a friend of mine. As an Upson County Commissioner, duly elected by your constituents, you are sworn and obligated to represent your constituents to make unbiased decisions that best represent the interest of our community and appoint people to our Boards that are open-minded, reasonable, trustworthy, friendly, courteous, kind, respectful and reverent (Sounds like a Eagle Boy Scout). Those Boy Scout Laws were not demonstrated last night with the conduct of the Board, and you should be appalled and embarrassed by their unprofessional conduct.

The Board heard compelling testimony from 32 of your constituents about why this Clinic was critically needed in our community. Among those in support of this Clinic were current Upson County Resident and Veterinarian, Dr. Crawford and a Veterinarian from Griffin, Ga. who provided testimony that her Clinic has been able to provide charitable services and funding to the Spalding County Animal Shelter. This Board has the broad discretion in the interpretation of the ordinances and they demonstrated compassion and good judgement in a previous ruling heard last night for Dennis Fowler.

However, they did not use good judgment in the case of this variance request, which will NOT only have a negative impact on the Brue Family but will have a negative impact on many residents of Upson County that have animals and livestock. Before I continue let me say that I am not out for a Board Members Head nor to attempt to challenge the Commissioners authority. Two of the Board Members are personal friends. I am just presenting the facts.

1. Chairperson Fallin was unaware of proper legal procedures for this appeal. He was clearly biased and disrespectful. He actually made a comment to Dan Brue stating "Would you like to run the meeting", when Dan was presenting a valid point of order (by Robert's Rules, which governs the meeting), this statement was unprofessional completely unnecessary, disrespectful and I was appalled along with many others.
2. The Board failed to acknowledge a precedent that has already established allowing operation of Hannas Mill Animal Hospital which is not on an arterial road and is operating in heavily populated residential area under commercial zoning along with B&B Seed which is operating a commercial business on AR Zoning. The

current Zoning Ordinance for Hospitals is very vague and does not specifically identify the type of Hospital, but it does state that it must be on an arterial road (aka State Road). However, this does not seem to be the circumstance with Upson Regional Medical Center which subsequent to this Ordinance, changed its primary and emergency ingress and egress to Cherokee Rd. Furthermore, it should be noted that Woodbury Animal Hospital ingress and egress is on a city street. The forementioned locations have operated for many years without a traffic/safety concern and quite frankly ingress and egresses are much safer from a county owned or private roadway. This Safety focused ingress and egress was demonstrated by the permitting and construction requirements of both Dollar General's on Hwy 74 and at Echols Circle in Northside with access from County Roads.

3. Lastly, the Board failed to acknowledge the financial benefits to Upson County and its residents. Several people presented information last night on the excessive cost of veterinary services for large and small animal from out-of-town providers and in some cases resulted death to animals because of travel and scheduling delays with many out-of-town providers.

I would like to ask you all the following question:

Livestock medicine is recognized by the Georgia State Department of Agriculture and Federal Department of Agriculture as an agricultural related activity. Why does Upson County not recognize it while surrounding counties do?

After speaking with Dana Brue, which I had never met prior to the meeting last night. I sense a compassionate, caring person that is pursuing her ambition and God's calling to provide the residents of this County and Surrounding Counties with a reasonably priced service. Reasonable services can only be provided with low overhead and lean run business. The investment for this business located on Fire Tower Rd will be in the range of \$350k to 400k were as if they have to purchase

land on a primary (arterial roadway), submit ingress and egress permits to GDOT, build a State of the Art Clinic their expenditures would exceed 1 million dollars plus financing interest that would increase overhead cost and service rates which is not their business plan.

In closing I hope that God will lead you to "Do the Right Thing" for your constituents and the Brue family and overrule the decision made by the Board last night.

Thank you for your time.

Lisa Price, spoke in favor of a Vet Clinic on Firetower Road.

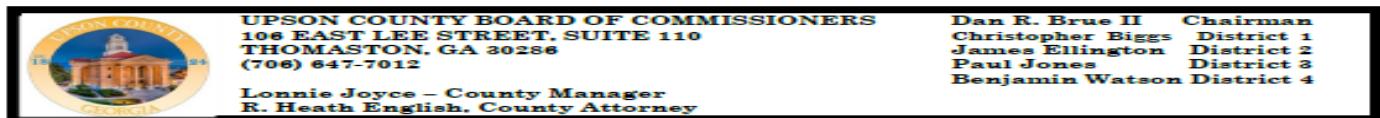
Peggy Ferrell, spoke in favor of a Vet Clinic on Firetower Road.

Shannon Cox, spoke in favor of a Vet Clinic on Firetower Road.

Dana Brue, spoke in favor of a Vet Clinic on Firetower Road.

VIII. CONSENT AGENDA

a. Approval of Resolution 1.2026 Approving the 2026 Qualifying Fees



A RESOLUTION BY THE BOARD OF COMMISSIONERS OF UPSON COUNTY SETTING QUALIFYING FEES FOR THE 2026 ELECTION AND AUTHORIZING PUBLICATION OF SAME

WHEREAS, O.C.G.A. § 21-2-131 requires the governing authority of each county, not later than February 1 of any year in which a general primary, nonpartisan election, or general election is to be held, to fix and publish a qualifying fee for each county office to be filled in the upcoming primary or election; and

WHEREAS, a general primary, nonpartisan election, and general election are scheduled to be held in 2026;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Upson County, as the governing authority of Upson County, does hereby set qualifying fees for candidates for the county offices to be elected in 2026 as set forth in Exhibit "A" attached hereto.

BE IT FURTHER RESOLVED, that the County Clerk is authorized and directed to publish the list of qualifying fees in accordance with the requirements of O.C.G.A. § 21-2-131 no later than February 1, 2026.

THIS RESOLUTION is adopted and made effective this 13th day of January, 2026.

UPSON COUNTY BOARD OF COMMISSIONERS

By: _____
Chairman

Attest: _____
County Clerk

01.2026 Resolution Setting the Qualifying Fees for 2026 Election

EXHIBIT A 2026 Qualifying Fees

Officials	QUALIFYING FEE Base Salary times 3%
Commissioner	\$270.00
Thomaston-Upson County School Board	\$180.00

Thomaston-Upson County Schools

205 Civic Center Drive
Thomaston, Georgia 30286
Telephone 706-647-9621 Fax 706-647-7154

Larry Derico, Ed.D.
Superintendent
Amy Miller, Ed.D.
Deputy Superintendent

Jacqueline Hollis, *Board Chair*
Stephen Sadler, *Vice-Chair*
Brent King
Angeline McGill
Scott Roberts
Brian Salter
Steven South

January 12, 2026

TO: Jessica Jones
County Clerk

FROM: Jannis Hickmon 
Administrative Assistant to the Superintendent

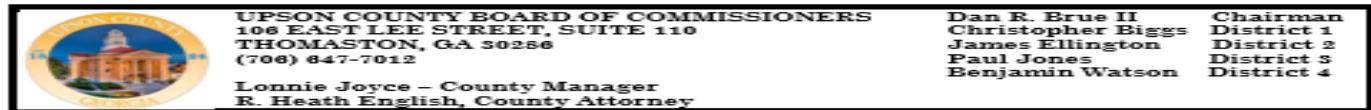
SUBJECT: Thomaston-Upson Board of Education
2026 Qualifying Fee

There have been no changes to the Thomaston-Upson Board of Education's base salary since 2023. Therefore, the 2026 Qualifying fee for a Thomaston-Upson County Board Member seat will remain \$180.00 as approved by the Board on November 14, 2023.

Please let us know if there are any questions.

Jannis Hickmon

b. Approval of Resolution 2.2026 Updated Resolution for the Records Advisory Board



RESOLUTION

UPSON COUNTY, GEORGIA

Originally adopted: July 12, 1995
As amended, October 18, 1996

WHEREAS, Georgia Records Act, O.C.G.A. §50-18-99, requires the local governments adopt a records management plan; and

WHEREAS, the records of Upson County are public property; and

WHEREAS, these records contain information needed for varying lengths of time for the conduct of public business; and

WHEREAS, these records contain information that retains value as legal, fiscal, administrative, and historical evidence for varying lengths of time to protect the right of the government and its citizens; and

WHEREAS, some records are for varying lengths of time vital for the continuity of government or for the protection of the rights of citizens; and

WHEREAS, the efficient and cost-effective management of records is in the best interest of the government and of the public.

NOW THEREFORE, BE IT RESOLVED, that Upson County authorizes and adopts a records management plan, reflective of the GA Local Governments Records Retention Schedules; the Thomaston-Upson Archives Director is hereby designated as the coordinator of those records in said schedules deemed to have permanent historical value, and is authorized to act for and on behalf of Upson County in directing records management matters for permanent historical records, under the Georgia Records Act;

For all non-permanent records, the County has designated the County Clerk as the Coordinator of the Records Management Plan, and is authorized to act for and on behalf of Upson County in directing all records management matters, under the Georgia Records Act;

County records shall be maintained in accordance with approved retention schedules; and

No records shall be destroyed except as authorized by a State Records Committee approved records retention schedule.

The Thomaston-Upson County Archives Building shall be the repository for permanent historical County records.

BE IT FURTHER RESOLVED, that there is hereby created a Records Advisory Board of 9 members composed from each of the four parent entities: County and City representatives, Administrators (or representative) from the Thomaston-Upson School System, Board Members (or representatives) of the Upson Historical Society, and the Archives Director (as an employee/non-voting member).

All members shall be initially elected by the following procedure: the Records Advisory Board shall nominate a qualified person with known experience in local history, genealogy, special collections, volunteer recruitment, and/or historical displays, to each of the four parent entities, and each body shall either select or reject to elect the nominee to the Records Advisory Board. Each of the four parent entities may elect two representatives. Members shall initially be elected to two-year terms, and shall be eligible to succeed themselves for one additional term; and, thereafter, shall not be eligible for re-election until the expiration of one year.

Governmental authorities shall reserve the right to make one of their two representatives a non-rotating member. In the event a parent authority shall reject the nominee submitted to them by the Records Advisory Board, additional nominees shall be made until agreement is reached and the election finalized. This nomination process shall occur during the last quarter of the calendar year.

The Board shall meet quarterly, or as needs arise, and respond to any pending administrative or personnel matters.

This 13th day of January, 2026.

UPSON COUNTY BOARD OF COMMISSIONERS

By: _____
Dan R. Brue II, Chairman

Attest: _____
Jessica Jones, County Clerk

c. Approval of the Updated Bylaws for the Records Advisory Board

BYLAWS
RECORDS ADVISORY BOARD
THOMASTON-UPSON ARCHIVES (DRAFT – To be reviewed 10/22/2025)

1. The Records Advisory Board shall consist of 9 representatives approved by the four parent authorities: the Upson County Commission, the City Council of Thomaston, the Thomaston-Upson County School System, and the Upson Historical Society.
2. At the last regular meeting of each calendar year, or a meeting called for this specific purpose, the Board shall select three officers for the coming year: a chairperson, a vice chairperson, and a secretary.
3. The Board shall meet regularly on the third Wednesday of each quarter of the calendar year. All regular meetings shall be advertised as required by law.
4. Called meetings can be requested upon the agreement of the chairperson and one other member. All called meetings shall be advertised as required by law.
5. All meetings should include the reading of the minutes of the previous meeting and follow a printed agenda prepared by the Archives Director and adopted or amended by the Board in session.
6. A quorum shall consist of three members.
7. The following charges shall be established for Archival services:

20 cents per 8 1/2" x 11" copy on copy machine
25 cents per oversized copy on copy machine
8. The following policies shall generally apply to the donation of special collections, manuscripts, etc., as stated in the Archives Collecting Policy (attached):
 - Such collections shall pertain in substantial measure to the history of Thomaston or Upson County.
 - No restriction shall be placed on the use of these collections other than those imposed by regular and sound research procedures, and legal procedures, i.e. HIPAA and FERPA.
 - No restrictions shall apply to the receipt of genealogical source materials except that this board shall have the authority to refuse any gift of such materials

deemed to have little worth to the citizens of this community, this power being granted as a means of preserving valuable storage and shelf space.

9. The following policies shall generally apply to non-record type loans and donations and the displays of the same.
 - These materials cannot be accepted if they will preempt storage space needed for archival materials for which this institution has a primary responsibility.
 - These materials cannot be accepted unless they shall be deemed appropriate to the interests of the entire community.
10. These operational procedures can be amended by any vote with a majority of four (4) members present and voting. All proposed changes shall be given to the Board members in advance and in writing.
11. This body shall have the privilege of "executive session" as applicable under the current state of the law.
12. Roberts' Rules of Order shall apply in matters not covered in these procedures.

d. Approval of the bid for the Flooring project at the Sheriff's Office

	UPSON COUNTY BOARD OF COMMISSIONERS 106 EAST LEE STREET, SUITE 110 THOMASTON, GA 30286 (706) 647-7012 Lonnice Joyce -County Manager Heath English - County Attorney	Dan R. Brue II Christopher E. Biggs James Ellington Paul Jones Benjamin Watson	- Chairman - District 1 - District 2 - District 3 - District 4
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Jail/Sheriff's Office Upgrades (Amended)

Date: January 5, 2026

Project

Refloor seven rooms consisting of office spaces and break rooms with LVP. Present flooring is worn out. Same age as the jail/detention center. Additionally, refurbish those rooms with similar types and quality of furniture acquired for the Justice Center. Current furnishings in the Jail are worn out.

All quotes for flooring were not available at the time of this request. However, we have quotes for furnishings and would like to get Board approval to get the furnishings ordered. Staff have used the services of Corporate Environments to find furnishings at statewide contract pricing just as they did for the Justice Center.

The total quoted pricing for the furnishings and installation is as follows:

Furnishings	Contractor/Company	
Global Workstations	Global	\$ 57,668
Ancillary Products	Global	29,762
Installation Services	Corp. Environments	12,358
Total		\$ 99,789

AMMENDED SECTION

Flooring

Furnishings were previously approved by the Board on December 9, 2025. Flooring quotes were not available at that time.

Two quotes were obtained for flooring. The County has used Middle Georgia on many projects; they are typically the lowest bidder. Their work is of high quality, and they are very timely with installations. We recommend Middle Georgia to replace existing flooring with LVP.

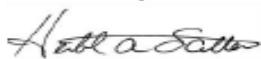
Contractor	Price
Middle Georgia Carpets and Interiors	\$34,297
Zebulon Floor Covering	\$43,481

Funding

Staff believe given the Sheriff's Office, and associated offices and breakroom are commingled with the Jail staffing offices. Breakroom and other rooms are jointly shared this project qualifies for use of funds from the Jail Construction Fund. The present fund balance in that fund is \$524,000.

Recommendation

Staff recommends approval of the furnishings purchase and installation phase of this project, particularly to facilitate order placement as lead times vary. Staff will come back to the Board on flooring once we have sufficient quotes to make a recommendation.



H. Allen Salter, CPA
Chief Financial Officer &
Director of Internal Services

e. Approval of the bid for the new HVAC Units at the Civic Center

	UPSON COUNTY BOARD OF COMMISSIONERS 106 EAST LEE STREET, SUITE 110 THOMASTON, GA 30286 (706) 647-7012 W. Jason Tinsley -County Manager Heath English – County Attorney	Dan R. Brue II Christopher E. Biggs James Ellington Paul Jones Benjamin Watson	- Chairman - District 1 - District 2 - District 3 - District 4
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Civic Center HVAC Unit Replacements

Date: January 5, 2026

Project

Replace two complete units that are down at the Civic Center. These are 30-ton units. RTU# 3 has been out for three years. Unit #1 major components are wearing out. Recommended to replace RTU #1 as well. These are both 30-ton units.

Cost

Facilities staff obtained three separate quotes with the lowest being \$137,000.

Funding

Funding source would be 2022 SPLOST. Balance as of November 30, 2025 is \$4,400,085. The replacement cost was included in the FY 2026 adopted budget.

Recommendation

Recommendation is to install two new units for the Civic Center and use Central Georgia as the contractor. We have considerable experience with them and their total price is lowest among the three.



H. Allen Salter, CPA
Chief Financial Officer &
Director of Internal Services

Dealer	Number	Unit	Total
Central Georgia	2	RTU Units#1 and #3	\$137,000.00
A&B	2	RTU Units#1 and #3	\$161,450.00
Hay Service	2	RTU Units#1 and #3	\$183,100.00

f. Approval of a Contract with CW Matthews for the 2026 Paving Project

AGREEMENT

THIS AGREEMENT, made this _____ day of _____ 2025, by and between the Upson County Board of Commissioners, hereinafter called "OWNER" and C.W. Matthews Contracting Co. doing business as (an individual), or a (partnership), or a (corporation) hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements herein-after mentioned:

1. The CONTRACTOR will commence and complete the delivery of materials for 2025 Resurfacing and Restoration Project
2. The CONTRACTOR will furnish all of the materials, tools, equipment, labor and other services necessary for the construction and completion of the PROJECT described herein.
3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within 30 calendar days after the date of the NOTICE TO PROCEED and will complete the same within 270 calendar days unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.
4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of \$ 7,792,211.86*, or as shown in the BID schedule. *unit price contract per the bid schedule
5. The term "CONTRACT DOCUMENTS" means and includes the following:
 - (A) Advertisement for BIDS
 - (B) Information For BIDDERS
 - (C) BID
 - (E) Agreement
 - (F) General Conditions
 - (G) SUPPLEMENTAL GENERAL CONDITIONS
 - (H) NOTICE OF AWARD
 - (I) NOTICE TO PROCEED
 - (J) CHANGE ORDER
 - (K) SPECIFICATIONS prepared or issued by EMC Engineering Services, Inc. dated November, 2025.
 - (L) ADDENDA

NO. 1, dated 12/01/, 2025

NO. _____, dated _____, 20_____

6. The OWNER will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.

7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in (3) each of (Number of Copies) which shall be deemed an original on the date first above written.

OWNER:
Upson County Board of Commissioners
 BY _____
 Name Dan Brue (Please Type)
 Title Chairman, Board of Commissioners

(SEAL)
 ATTEST:

Name Lonnie Joyce (Please Type)
 Title County Manager

CONTRACTOR:

BY _____
 Name _____ (Please Type)

(SEAL)
 ATTEST:

Name _____ (Please Type)
 Title _____

A motion was made by Commissioner Watson with a second from Commissioner Ellington approve the agenda.
The motion passed unanimously.

IX. NEW BUSINESS

g. Update on Airport Manager Development

The Airport Director stated that they are ready to begin Phase II of the Hangar Development Project. They have obtained bids and Corporate Pound in Columbus, GA was the low bid. This is one building with 3 bays and the loan will be paid for by the customers. This project will bring the Airport up to a 109 aircraft and available for more federal funds.

h. Discussion and appointment of a Vice Chair

A motion was made by Chairman Brue with a second from Commissioner Ellington to appoint Commissioner Biggs as the Vice-Chair.
The motion passed unanimously.

i. Discussion and Possible Appointment to the Archives Records Advisory Board

A motion was made by Commissioner Watson with a second from Commissioner Jones to appoint Joseph Gazafy and re-appoint Neal Trice to the Archives Records Advisory Board.
The motion passed unanimously.

j. Discussion and Possible Appointment to the Board of Assessors

A motion was made by Commissioner Ellington with a second from Commissioner Biggs to appoint William Roberts and Chris Daniel and re-appoint Ronnie Portwood to the Board of Assessors.
The motion passed unanimously.

k. Discussion and Possible Appointment to the Board of Elections

A motion was made by Commissioner Jones with a second from Commissioner Watson to appoint George Flowers and re-appoint Brenda Dawson and Dana York to the Board of Elections.
The motion passed unanimously.

l. Discussion and Possible Appointment to the Industrial Development Authority

A motion was made by Commissioner Watson with a second from Commissioner Ellington to re-appoint Jennifer Rogers to the Industrial Development Authority.
The motion passed unanimously.

~~m. Discussion and Possible Appointment to the Library Board~~

n. Discussion and Possible Appointment to the Office Building Authority

A motion was made by Commissioner Jones with a second from Commissioner Biggs to re-appoint Commissioner James Ellington to the Office Building Authority
The motion passed, Commissioner Ellington abstained.

o. Discussion and Possible Appointment to the Three Rivers Regional Council Non-Public Member

A motion was made by Chairman Brue with a second from Commissioner Watson to re-appoint Adrienne Shales to the Three Rivers Regional Council Non-Public Member.
The motion passed unanimously.

A motion was made by Commissioner Biggs with a second from Commissioner Ellington to add the discussion and consideration to appoint to the Planning Commission and Two Rivers Council.

The motion passed unanimously.

p. Discussion and Possible Appointment to the Two Rivers Regional Council

A motion was made by Commissioner Jones with a second from Commissioner Ellington to appoint Steve Rush to the Two Rivers Regional Council.

The motion passed, Chairman Brue abstained.

q. Discussion and Possible Appointment to the Planning Commission

A motion was made by Commissioner Biggs with a second from Commissioner Ellington to appoint Jeffery Little to the Planning Commission. The motion passed, Chairman Brue abstained.

r. County Manager, Commissioners, and County Attorney Comments

County Manager Lonnie Joyce, was not in attendance.

County Clerk Jessica Jones, had no comments.

County Attorney Heath English, stated that they had a long and productive day in Probate Court.

Commissioner Biggs, asked everyone to keep the Skelton and Thompson families in their prayers.

Commissioner Ellington, asked everyone to keep the Skelton and Thompson families as well as Mr. Allen Hill in their prayers.

Commissioner Jones, thanked everyone for coming and those watching on YouTube. He asked everyone to keep the Skelton and Thompson families in their prayers.

Commissioner Watson, asked everyone to keep the Skelton and Thompson families in their prayers.

He added that spring registration was coming up.

Chairman Brue, thanked everyone for coming out and their support. He asked everyone to keep the Skelton and Thompson families in their prayers.

X. ADJOURNMENT

A motion was made by Commissioner Ellington with a second from Commissioner Jones to adjourn the meeting.

Chairman Dan R. Brue II

Commissioner James Ellington

Chairman Benjamin Watson

Commissioner Christopher Biggs

Commissioner Paul Jones