



MCDUFFIE COUNTY BOARD OF COMMISSIONERS

Work Session Meeting

Monday, August 25, 2025, at 6:30 PM

Second Floor Training Room

MINUTES

COMMISSIONERS PRESENT:

Chase Beggs, Chairman
Bill Jopling, Commissioner
Fredrick Favors, Commissioner
Steven Hollimon, Commissioner

COUNTY REPRESENTATION:

Dave Headley, Interim County Manager
Ashtyn Goodyear, County Clerk
Ruthie Thomas, HR Director
Pam Workman, Finance Director
Leslie Walker, Planning and Zoning Director

MEDIA: The McDuffie Progress

WELCOME & CALL TO ORDER

Chairman Beggs

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Jopling

COMMISSIONERS' WORK SESSION

All agenda items are for discussion only. No action was taken during the meeting.

DISCUSSION ITEMS

1. Discussion on Blind Willie Park Updates

Interim County Manager Dave Headley and Lance Cheely from Cranston Engineers presented this discussion. The bid for the Blind Willie Park came in much higher than what was expected. Lance presented different options we can go with to try and stay in our budget. Within Lance's budget we were presented elimination cost off the base bid price. There was a price break down showing minimal impact cuts, minimal cuts + amphitheater, and amphitheater in/splash pad in. This Blind Willie Park project is broken down into four different areas: amphitheater, picnic shelter (restrooms), splash pads, and a playground. The commissioners discussed what option they wanted to go with, and what they wanted to include/exclude in this project. It was decided to have Lance go back with the construction company and give them our budget for the project and only doing the amphitheater and picnic shelter. The idea is that we can go back later and install a splash pad and playground. Construction needs to be completed by October 2026.

This item was for information only – needs more discussion.

2. Discussion on Baseball Tower at Sweetwater

Interim County Manager Dave Headley and Lance Cheely from Cranston Engineers presented this discussion. Dave Headley discussed the different method routes we can go to get this project done in a speedy manner. One option was to wave the purchasing policy for this project specifically, the purpose of this would be to allow the Interim County Manager to sign off on the lowest bid. Another option was for the County to consider pre-qualifying contractors through a Construction Manager at Risk delivery method. In CMAR, a contractor is selected early through a qualifications-based process

to act as both a preconstruction advisor and the general contractor, delivering the project within a guaranteed maximum price. This route creates competitively procured, on-call resources ready to respond, combining speed with procurement compliance. The Board of Commissioners decided to go with the CMAR option to get this job done in a quick manner. Chairman Beggs mentioned he would like this project to be budgeted at \$300k or under.

This item will be added to the agenda.

3. Discussion on Exchange Agreement for Georgia Forestry Commission

Chairman Beggs presented this discussion item. This agreement is from the County attorneys in reference to the Georgia Forestry deeding us a property on Warrenton Hwy. This agreement will allow them to stay in their current building until their new building is built. The new building must start construction by October 2025.

This item will be added to the agenda.

EXECUTIVE SESSION – PERSONNEL

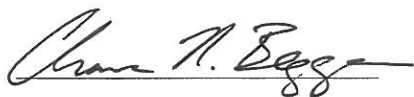
Enter: A motion was made by Commissioner Jopling to move into executive session at 7:45pm. The motion was seconded by Commissioner Hollimon and passed unanimously.

Exit: A motion was made by Commissioner Jopling to move back into work session at 7:54pm. The motion was seconded by Commissioner Hollimon and passed unanimously.

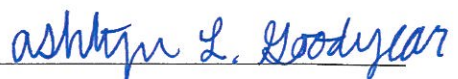
ADJOURNMENT

A motion was made by Commissioner Jopling to adjourn the work session at 7:55pm, seconded by Commissioner Hollimon and passed unanimously.

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Chase N. Beggs, Chairman

ATTEST: 

Ashtyn L. Goodyear, County Clerk