

PEACH COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING NOVEMBER 8, 2022

The Peach County Board of Commissioners held its Regular monthly meeting at 6:00 p.m., Tuesday, November 8, 2022, in the Commissioners Meeting room located at 213 Persons Street, Fort Valley, Georgia with all members in attendance except Commissioner Bryant. Chairman Moseley called the meeting to order, welcomed those present and opened the meeting with prayer.

CONSENT AGENDA – November 1, 2022:

1. Updated Food Service Fee Schedule - Peach County Health Department: Tiffany Bland, Environmental Health District Director, presented proposed fees for Board approval, as follows:

Fee Type Rural Counties	Proposed Fees
Annual Fee Base of Operation R	\$255.00
Annual Fee Extended Food Service R	\$255.00
Annual Fee Mobile Food Service Unit R	\$255.00
Annual Fee Type 1 (A) R	\$115.00
Annual Fee Type 1 (B) R	\$130.00
Annual Fee Type 1 (C) R	\$150.00
Annual Fee Type 2 (A) R	\$255.00
Annual Fee Type 2 (B) R	\$295.00
Annual Fee Type 2 (C) R	\$305.00
Annual Fee Type 3 (A) R	\$150.00
Annual Fee Type 3 (B) R	\$340.00
Annual Fee Type 3 (C) R	\$355.00
Change of Ownership Site Visit	\$100.00
Food Service Name Change Only	\$75.00
Late Fee	\$100.00
Non-Public Water Supply Annual Fee (does not include extension fee)	\$200.00
Plan Review for Mobile Base of Operation	\$200.00
Plan Review for Mobile Unit/Extended Food Service	\$100.00
Plan Review Type 1 R	\$125.00
Plan Review Type 2 R	\$160.00
Plan Review Type 3 R	\$200.00
Reinspection Request (30 Day)	\$100.00
Site Visit Fee	\$75.00
Temporary	\$75.00
Temporary – Additional Cost Per Day	\$20.00

ACTION REQUESTED: To approve the proposed food service fee schedule as presented at the November 2022 Work Session.

2. Build Renovation – Old High School Space: Commissioner Lewis has requested the use of Warren & Associates services for renovations on the Old Peach County High School building. The gymnasium and wing B will be carved out for County office spaces.

ACTION REQUESTED: To approve the use of Warren & Associates services to make necessary renovations on the Old Peach County High School gymnasium and wing B to carve out County office spaces.

3. Proposed Roads for LMG Use: Commissioner Lewis recommended the FY23 Local Maintenance & Improvement Grant (LMIG) Program to be utilized for improvements to Avera Lane and Sharon Road. The 2023 LMIG funding is \$304,163.55, and Peach County must add a minimum of 30% matching funds. The two (2) projects for FY23 are the Avera Lane improvements and the Sharon Road engineering services at a total of \$81,150.00.

ACTION REQUESTED: To approve the recommendation from Commissioner Lewis to utilize the FY23 Local Maintenance & Improvement Grant (LMIG) program for improvements and engineering to Avera Lane and Sharon Road.

4. Legal Name Change – Clever Way: Flint Electric Membership Corporation (EMC) is partnering with Peach County and the City of Warner Robins for improvements made to Clever Way. Flint's future Service Center will be adjacent to this roadway and will allow the opportunity to travel more safely with large equipment. As a partner and contributor to the community, Flint EMC requested a legal name change for Clever Way to Electric Avenue.

ACTION REQUESTED: To approve the request from Flint EMC for a legal name change for Clever Way to Electric Avenue.

5. Temporary Paramedic Position Pay: Brian Donaldson, EMS Director, has recommended the current temporary Paramedic positions to move from the 19S-1 pay grade to 19S-4C. This change would bring temporary Paramedic pay more in-line with surrounding employers, assist with recruitment and retention, keep pace with cost-of-living changes, and provide compensation commensurate with the position's responsibilities.

ACTION REQUESTED: To approve the recommendation from Brian Donaldson, EMS Director, to move the temporary Paramedic position's pay from the 19S-1 pay grade to 19S-4C.

6. Internet Services – Sheriff's Office & Courthouse: Michaela Jones, County Administrator, has recommended moving forward with 1Gx50 internet service from Hargray for the Board of Commissioner's Office, Sheriff's Office, and Courthouse at \$339.99/month in addition to five (5) static IPs at \$19.95, totaling to \$7,600/annually. The internet at the Board of Commissioner's Office will be rerouted over existing Fort Valley Utilities Commission (FVUC) dark fiber in order to share the significantly faster internet speeds.

ACTION REQUESTED: To accept the recommendation from Michaela Jones, County Administrator, to move forward with 1Gx50 internet service from Hargray for the Board of Commissioner's Office, Sheriff's Office, and Courthouse at an annual fee of \$7,600.

7. Copier Lease – Superior Court: Stacy Sanders, Purchasing Manager, has presented a contract with Xerox Financial Service for the lease of a Xerox C8145 copier for the Superior Court Office. The lease for the copier is at \$175/month and maintenance is \$45/month, resulting in a total of \$2,640.00 annually. The following Budget Amendment is needed to appropriate funding for the copier lease:

<u>Budget Amendment – Superior Court – FY2023</u>	
100.1599.57.9000	From: Contingency
	\$ 2,640
100.2150.52.2325	To: Contracts – Copiers
	\$ 2,640

ACTION REQUESTED: To accept the contract with Xerox Financial Service for the lease of a Xerox C8145 copier at an annual rate of \$2,640.00 for the Superior Court Office and to approve the above stated Budget Amendment.

8. Surplus Vehicles – Request to Advertise for Sale: Stacy Sanders, Purchasing Manager, is requesting that the following vehicles be declared surplus and advertised for sale:

2013 Ford Taurus (Tax Assessor's Office)	VIN #1FAHP2M81DG124125
2006 Ford Taurus (Tax Assessor's Office)	VIN #1FAFP53U56A205739
2008 Chevy Ambulance/Rescue (Fire)	VIN #1GBE4C1998F403898
2005 Ford Focus 4 Door (Recreation)	VIN # 1FAFP36N95W255637

ACTION REQUESTED: To declare the above stated vehicles as surplus property and advertise for sale.

9. Budget Amendment – Fire: Jeff Doles, Fire Chief/EMA Director, has presented the following Budget Amendment to appropriate funding for concrete aprons and pipe for Fire Station #7:

<u>Budget Amendment – Fire – FY2023</u>	
326.1599.57.9000	From: Contingency
	\$ 1,942
326.3500.54.1300	To: Buildings
	\$ 1,942

ACTION REQUESTED: To approve the above stated Budget Amendment to appropriate funding for concrete aprons and pipe for Fire Station #7, as presented by Jeff Doles, Fire Chief/EMA Director.

Commissioner Lewis moved to approve the Consent Agenda as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

AGENDA:

Commissioner Yoder moved to approve the agenda with the addition of #1 under Announcements & Updates. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

MINUTES:

Called Meeting – October 8, 2022 – Vice-Chairwoman Hill moved to approve the minutes as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

Regular Meeting – October 11, 2022 – Commissioner Lewis moved to approve the minutes as presented. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

Called Meeting – October 25, 2022 – Vice-Chairwoman Hill moved to approve the minutes as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS & UPDATES:

April H. Hodges, Assistant County Administrator/County Clerk, advised that the Board of Commissioners Office will be hosting a Veterans Luncheon for Peach County employees who served in the armed forces. The Luncheon will take place at 11:30 a.m. and all Commissioners are encouraged to attend.

APPEARANCES:

None.

OLD BUSINESS:

Commissioner Lewis moved to table the discussion of Peavy Road Resurfacing because the quote from Robinson Paving has not been received yet. Commissioner Lewis has also reached out to the City of Warner Robins to partner on this project because a portion of Peavy Road is within city limits. Vice-Chairwoman Hill seconded the motion to table the discussion. Motion carried unanimously.

Bobby Cowart, Public Works Director, stated that a discussion needs to be held with the proper parties involved to review insurance requirements and make sure everyone is on the same page. Mr. Cowart advised that most contractors used by the County have umbrella coverage and there may be a misunderstanding of what is covered under that umbrella. The County is currently basing requirements off recommendations from the State of Georgia and Workers Compensation Insurance is required, but difficult to obtain.

April H. Hodges, Assistant County Administrator/County Clerk, presented Probation Services Contract renewals for Magistrate, Superior, and Probate Courts. These Services involve rehabilitation and supervision. There are no changes in the Contract renewals from previous years. Commissioner Lewis moved to approve the Contract renewals for Probation Services for Magistrate, Superior, and Probate Courts. Commissioner Yoder seconded the motion. Motion carried unanimously.

NEW BUSINESS:

Janet Smith, Assistant Finance Director, presented a Budget Amendment for General Government. Ms. Smith advised that \$550.00 in donations was received for Employee Appreciation Day and \$100.00 was received for Emergency Medical Services (EMS) at the end of FY22 and those funds need to be moved into FY23:

<u>Budget Amendment – FY2023</u>		
	From:	
100.1599.57.9000	Contingencies	\$ 650
100.1599.53.1731	Employee Recognition	\$ 550
100.3600.53.1718	Medical Supplies	\$ 100
		<u>\$ 650</u>

Commissioner Lewis moved to approve the above stated Budget Amendment for General Government. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

Commissioner Yoder advised that the projected gallons used by the Animal Control Facility septic system will require the system to be engineered and recommended using Triple Point's services. Triple Point will also be used to develop a site plan of the facility. Commissioner Lewis moved to contract services with Triple Point for septic tank design and site planning. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

PUBLIC HEARING OPENED AT 6:30 P.M.

Roscoe Miller, Interim Planning and Zoning Director, presented a Rezoning Request from Ms. Janet Knight. The property is located at 1593 Holland Road. Mr. Miller advised that Ms. Knight would like to

rezone her five (5) acre tract from R-AG to R-1 to erect a stick-built home. The property was properly posted and advertised and received no notable responses opposing the Rezoning Request. The Planning and Zoning Board voted unanimously to recommend approval of the rezoning request.

Chairman Moseley asked for anyone speaking in opposition. Ms. Sarah Mims advised that she has come before the Board in the past to speak against spot-zoning and allowing property to be cut up in a rural-agricultural area. Ms. Mims stated that there is an individual in her neighborhood who has every plan to break up his existing property in this manner, and if this Rezoning Request is approved it would open the door to crime and blight in the area. If this property were to be rezoned, it would go against the established County Ordinances and future land use map.

Mr. James Breznitsky stated he is in opposition of the Rezoning Request. Mr. Breznitsky's family moved to the area to be in a rural-agricultural setting and he prefers it to stay that way.

Chairman Moseley asked if anyone would like to speak in favor of the rezoning request. Ms. Janet Knight spoke in favor of the Rezoning Request. Ms. Knight advised that she would like to sell two (2) acres of her property to build a house.

After further discussion, Commissioner Lewis moved to deny the recommendation from the Planning and Zoning Board to rezone the property located at 1593 Holland Road from R-AG to R-1. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

Mr. Miller presented a Rezoning Request from the Development Authority of Peach County. The property is a 137-acre tract located on Peach Parkway. Mr. Miller advised that the Development Authority would like to rezone the tract from R-AG to M-2 for a proposed technology park for manufacturing. The property was properly posted and advertised and received no notable responses opposing the Rezoning Request. The Planning and Zoning Board voted unanimously to recommend approval of the rezoning request.

Chairman Moseley asked for anyone speaking in opposition. No one spoke in opposition.

Chairman Moseley asked if anyone would like to speak in favor of the rezoning request. Ms. Jill Bowen spoke in favor of the request, advising that the property is in a great spot which would allow for a variety of manufacturing. This would be a great opportunity for Peach County that would provide jobs for citizens.

After further discussion, Commissioner Yoder moved to approve the recommendation from the Planning and Zoning Board to rezone the property located on Peach Parkway from R-AG to M-2. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

Mr. Miller presented a Rezoning Request from Ms. Jerry Baughn. The property is located at 1350 Juniper Creek Road. Mr. Miller advised that Ms. Baughn has requested to rezone the property from M-2 to R-1 to place seven (7) cabins for rental space or family usage on the 16.26-acre tract. The property was posted and advertised and received responses opposing the rezoning request. The Planning and Zoning Board had a split vote, allowing the request to come before the Board of Commissioners.

Chairman Moseley asked for anyone speaking in opposition. Mr. Frank Jones spoke in opposition of the Rezoning Request, stating that the rezoning will depreciate the value of surrounding homes. Mr. Jones also stated that it would be the perfect environment for drug sales and/or prostitution due to lack of visibility. There would be a high possibility of homes being burglarized by people coming in and out of the area.

Ms. April Bloodworth also spoke in opposition of the Rezoning Request, advising that in her original letter to Planning & Zoning, Ms. Baughn stated that she intended to use the cabins as Airbnb properties for short term rentals. Ms. Bloodworth stated that she and her family purchased property in the area to be further out of town, and she would not consider it to be a destination area for people to rent Airbnb properties. It would not be a progressive concept for the County.

Mr. David Bryant spoke in opposition and voiced concerns about theft, trespassing, and drugs. Mr. Bryant stated that he does not want to be confronted with having to deal with these issues.

Mr. Steven Hutto expressed that he wanted to speak against the request because it is likely to decrease property value and increase crime and traffic.

Chairman Moseley asked if anyone would like to speak in favor of the Rezoning Request. Ms. Jerry Baughn spoke in favor of the Rezoning Request and advised that she plans to place seven (7) cabins for rental space or family usage on the property. Each dwelling will need to maintain an acre and a half and will utilize an internal driveway.

After further discussion, Vice-Chairwoman Hill moved to deny the request to rezone the property located at 1350 Juniper Creek Road from M-2 to R-1. Commissioner Lewis seconded the motion. Motion carried 3-1 with Commissioner Yoder opposing.

PUBLIC HEARING CLOSED AT 7:24 P.M.

Commissioner Yoder moved to go into an Executive Session at 7:26 p.m. for a Property Acquisition. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

--- EXECUTIVE SESSION ---

Vice-Chairwoman Hill moved to terminate the executive Session at 7:35 p.m. Commissioner Lewis seconded the motion. Motion carried unanimously.

There being no further business to come before the Board at this Regular Meeting on this date, Commissioner Lewis moved to adjourn at 7:36 p.m. Commissioner Yoder seconded the motion, and the motion carried unanimously.

Meeting adjourned.

December 13, 2022

APPROVED:

PEACH COUNTY
BOARD OF COMMISSIONERS

BY: _____

CHAIRMAN

COUNTY CLERK

STATE OF GEORGIA
COUNTY OF PEACH

AFFIDAVIT OF CHAIRMAN

Martin H. Moseley, Jr., Chairman of the Peach County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his knowledge and belief:

- The Peach County Board of Commissioners met in a duly advertised meeting at 6:00 p.m., Tuesday, November 8, 2022.
- During such meeting, the Board voted to go into closed session.
- The Executive Session was called to order at 7:26 p.m.

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:

- (1) 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).
- (2) Discussion of the future acquisition of real estate as provided by O.C.G.A. §50-14-3(4)

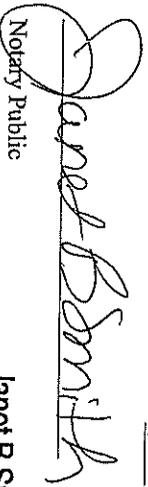
This 13th day of December, 2022.



Martin H. Moseley, Jr., Chairman

Peach County Board of Commissioners

Sworn to and subscribed before me this 13th day of December, 2022.


Notary Public

Janet B Smith
NOTARY PUBLIC

My Commission Expires _____
Peach County, GEORGIA

My Commission EXPIRES 02/27/2026 SESSION
Peach County Board of Commissioners
5:00 p.m., December 6, 2022

The Peach County Board of Commissioners held their monthly Work Session at 5:00 p.m., Tuesday, December 6, 2022, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia. All Commissioners were in attendance. Chairman Moseley called the Work Session to order. The purpose of the work session was to discuss topics being considered for the regular monthly meeting to be held on December 13, 2022, as follows:

1. Damien Smith – Recreation Department Athletic Director – Adjustments in Youth Sports Programming Registration Fees/Mandatory Pre-Season Coaches Clinic/Coaches Incentive Program
2. David Parrish – Parks & Recreation Director – Request for New Fencing for Tennis at SPP and Lighting for Pickleball Courts at NPP
3. Greg Boike – Middle Georgia Regional Commission – Robins Air Force Base Sustainability Plan
4. Triple Point Engineering – Site Planning & Engineering – Animal Control Facility
5. Jimmy Russell – County Marshal – Alcohol License Renewals
6. Tim Bechtel – Fire
 - i. Automatic Aid Agreement – City of Byron
 - ii. Equipment – New Fire Engine
 - iii. FEMA Grants
7. Michaela Jones – County Administrator – UGA Extension – Verification of Position Funding
8. Commissioner Yoder – Utility Easements for Intersection Project
9. Janet Smith – Assistant Finance Director – Budget Amendment – Volunteer Fire
10. Bobby Cowart – Public Works Director
 - i. Backhoe Repair
 - ii. Surplus Equipment – Skid Steer
11. Brian Donaldson – EMS Director – Used Ambulance Purchase
12. Mr. Austin Simar – Chairman – Battle of Byron
13. Mr. William Axsom – Citizen Concerns – Sharon Road
14. Additional Items to be Placed on Regular Meeting Agenda
 - a. Public Hearings
 - i. Tillman Infrastructure – Rezoning Request
 - ii. Kalinder Singh – Rezoning Request
 - iii. Ralph Davis – Rezoning Request
 - b. Appearances
 - i. _____
 - c. Old Business
 - i. _____
 - d. New Business
 - i. April H. Hodges – Assistant County Administrator/County Clerk – Board of Commissioners Retreat 2023
 - e. Executive Session
 - i. Board Re-Appointment – Board of Health
15. Setting Final Agenda for Regular Meeting, December 13, 2022
16. Adjourn:

The Work Session adjourned at 6:37 p.m.

COUNTY CLERK
Date 12/13/22