

PEACH COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING NOVEMBER 10, 2020

The Peach County Board of Commissioners held its Regular monthly meeting at 6:00 p.m., Tuesday, November 10, 2020, in the Commissioners Meeting room located at 213 Persons Street Fort Valley, Georgia with all members in attendance except for Vice Chairman Hill and Commissioner Bryant who attended via Go-to-Meetings video conference platform. Chairman Moseley called the meeting to order and welcomed those present, and Commissioner Lewis opened the meeting with prayer and led the Pledge of Allegiance to the Flag.

CONSENT AGENDA – November 10, 2020:

1. FY2022 GDOT Section 5311 Transit Program Grant Resolution: Janet Smith, Assistant Finance Director, has advised that the FY2022 Section 5311 Transit Grant Resolution needs to be submitted to the Georgia Department of Transportation before the deadline of December 7, 2020. The Resolution is to authorize the filing of an application with the Georgia Department of Transportation and the United States Department of Transportation for a grant for public transportation assistance.

ACTION REQUESTED: To authorize the 2022 Grant Resolution to be sent to the Georgia Department of Transportation and authorize the Chairman to sign the Resolution on behalf of the Board. *(A copy of said Resolution is attached to Page 482, Minutes Book M, for future reference.)*

2. Request to Purchase Pressure Washer - Recreation: David Parrish, Parks and Recreation Director, has requested to purchase a new pressure washer. Mr. Parrish advised that he received three (3) quotes as follows:

- Powerhouse Outdoor (Cub Cadet 3700 PSI) - \$669.00
- Cub Cadet (3600 PSI) - \$669.00
- Saville’s Outdoor Power Equipment (Cub Cadet 3600 PSI) – \$669.00

Mr. Parrish recommended purchasing the Cub Cadet 3700 PSI from Powerhouse Outdoor Equipment in Warner Robins, Georgia for \$669.00. If approved, the following budget transfer is needed to appropriate funding for this purchase:

<u>Budget Transfer - General Fund - FY2021 - Recreation</u>			
100.5.1599.57.9000	From:	Contingency	<u>\$ 669.00</u>
100.5.6100.53.1600	To:	Small Equipment	<u>\$ 669.00</u>

ACTION REQUESTED: To accept the recommendation from David Parrish, Parks and Recreation Director, to purchase the Cub Cadet 3700 PSI from Powerhouse Outdoor Equipment for the amount of \$669.00 and to approve the above-stated budget transfer to appropriate funding for this purchase.

3. New Pavilion Project at North Peach Park - Recreation: David Parrish, Parks and Recreation Director, presented a quote from Zenecar, LLC. Db. Enwood Structures, Raleigh, North Carolina in the amount of \$16,769.00, for materials and design package to construct a 20’x36’ open air shelter with a 3:12 roof slope at North Peach Park. Mr. Parrish added that Enwood Structures provided materials for the pavilions currently located at the North Peach Park, and he wanted to keep the design of the new pavilion consistent with the current pavilions. Daniel Garcia-Flores, Purchasing Manager, added that the purchase is considered as sole source purchase due to the specifications of the pavilion, so only one quote was solicited for this purchase. If approved, Mr. Parrish has requested to solicit bids for the following projects for construction of the pavilion:

- Concrete Slab Prep Work and Finishing
- Contractor to Build the Pavilion

ACTION REQUESTED: To accept the quote from Zenecar, LLC. Db. Enwood Structures, Raleigh, North Carolina, in the amount of 16,769.00, for materials and design package to construct a 20’x36’ open air shelter with a 3:12 roof slope at North Peach Park and to approve soliciting bids for the above stated projects for construction of the pavilion as presented by David Parrish, Recreation Director.

4. Request to Purchase Picnic Tables for South Peach Park - Recreation: David Parrish, Parks and Recreation Director, has requested to purchase two (2) Providence A-Frame Picnic Tables from Kirby Built for the amount of \$2,012.13.

ACTION REQUESTED: To approve the request from David Parrish, Parks and Recreation Director, to purchase two (2) picnic tables from Kirby Built for the amount of \$2,012.13.

5. Letter authorizing Wavier for Variance on Building Code Requirement – Health Department Roof Project: Mr. Jeff Usry, Edifice Consulting has advised that due to the unanticipated inability of the current Health Department structure to bear the additional weight forces of the existing roof before the new roof can be installed and introduces the following problems to the project design:
 - a. A standing seam roof, the previously selected treatment cannot be utilized, because the existing mechanically attached R panel system provides the structural diaphragm which holds the framing square.

Since standing seam roofs accepts movement, the diaphragm effect, and the structural integrity would be lost, and would need to be replaced with a great deal of supplemental structural cross frame.

- b. The demolition cost will increase because the heads of the deteriorated fasteners must be ground off individually and will add \$10,000.00 to the budget for the "R" panel option.
- c. Current energy code requirements likely apply if the roof is removed. This would mean R30, which translates to nine (9) inches of batt insulation be added to the project, unless the approximate eight (8) inches of batt insulation of the ceiling can be counted in the calculation.

In order to proceed, Mr. Usry has requested a ruling from the Planning and Zoning Administrator regarding the interpretation of the current building code regarding item ©. Rickey Blalock, Zoning Administrator advised that he does not see a problem that would arise regarding item (c), but he would prefer if the board would provide a letter to Edifice Consulting approving a variance to the Peach County Building Code to count the eight (8) inches of batt insulation over the ceiling in the R30 calculation.

ACTION REQUESTED: To approve the request from Rickey Blalock to send a letter to Edifice Consulting approving a variance to the Peach County Building Code, to allow count of the eight (8) inches of batt insulation over the ceiling in the R30 calculation and to authorize the Chairman to sign the letter on behalf of the Board of Commissioners.

- 6. Budget Transfer – EMA Storage Building: Janet Smith, Purchasing Manager, advised that the remaining funds allocated in the FY2020 Budget for the EMA Storage Building, was not transferred to FY2021 Budget. Ms. Smith has presented the following budget amendment to appropriate funding to complete the project:

<u>Budget Transfer - General Fund - FY2021 - EMA</u>			
326.1599.57.9000	From:	Contingency	<u>\$27,898.00</u>
326.3920.54.1300	To:	Buildings	<u>\$27,898.00</u>

ACTION REQUESTED: To approve the above stated budget transfer to appropriate funding to complete the EMA Storage Building project.

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

AGENDA:

Commissioner Bryant moved to add under Announcements & Updates, Item #3 – Update on Taylors Mill Road Project Update Item #4 – Alyssa Lunsford – Georgia Civic Engagement Emerging Leaders Program, and under New Business amend Item #1 –Triple Point Engineering Proposal – Fullwood Phase I & Gracewood Road, add Item #2 – Commissioner Yoder – Convenience Center – Roll off Covers, Item #3 – Angela Tharpe – E911 Director – Request for Exception to Twenty-nine hour rule, and Item #4 – Letter to Department of Transportation regarding Russell Parkway and Houser’s Mill Road Intersection. Commissioner Yoder seconded the motion. Motion carried unanimously.

MINUTES:

Regular Meeting – October 13, 2020 – Commissioner Yoder moved to approve the minutes as presented. Commissioner Bryant seconded the motion. Motion carried unanimously.

Called Meeting – October 20, 2020 – Commissioner Lewis moved to approve the minutes as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS & UPDATES:

Chairman Moseley congratulated Roscoe Miller, Code Enforcement Officer for receiving his Leadership and Management Code Enforcement certification through the Carl Vinson Institute of Government. The Board also thanked Mr. Miller for his hard work and continuous dedication to the County.

Chairman Moseley announced that the Peach-Warner Robins International Development site has become GRAD certified for development. Chairman Moseley thanked the Peach County Development Authority employees that assisted with the GRAD application process and added that this certification will do big things for Peach County in the future.

Chairman Moseley advised that Taylors Mill Road is now open for traffic. The project was paid for through SPLOST funds, and even though the County had a few flood issues during construction, contractors were able to get the project completed.

Chairman Moseley announced that Alyssa Lunsford, Chairman of the Peach County Youth Commission has been selected to participate in the Emerging County Leaders Program. Mr. Moseley asked Alyssa to give an update regarding the program.

Ms. Lunsford advised that the Emerging Leaders Program is coordinated by the Georgia Center for Civic Engagement and only one student from each County was selected to participate. The course is a five-week course that teaches students the core principles and skills of county leadership, public relations, civic responsibility and research skills. Ms. Lunsford thanked the Board for their nomination and sponsorship to participate in the program.

APPEARANCES:

None

OLD BUSINESS:

Commissioner Lewis advised that Triple Point Engineering has provided a proposal to provide engineering services for the road improvement project on Fullwood Road from State Route 96 approximately 1,500 feet north of State Route 96 and from Lane Road to Mathews Road in Peach County, as follows:

- Task 1 – Topographic Survey Update	\$ 5,000.00
- Task 2 – Construction Drawing Update	\$ 5,000.00
- Task 3 – Contract Documents & Bidding Services	\$ 5,000.00
- Task 4 – Construction Administration	\$ 6,500.00

Commissioner Lewis added that the project will be ready within four to six weeks for construction after right-of-way acquisition is completed. After further discussion, Commissioner Lewis moved to accept the proposal as presented from Triple Point Engineering in the amount of \$21,500.00, to provide engineering services for the road improvement project on Fullwood Road. Commissioner Yoder seconded the motion. Motion carried unanimously. *(A copy of said Proposal is attached to Page 483, Minutes Book M, for future reference.)*

Alfonzo Ford, EMS Director advised that at the Work Session, he presented a proposal for EMS pay rate increases for an annual total amount of \$43,527.12. The proposal has no grade increases, but gives lower grades two (2) step increases, Supervisors one (1) step increase and lower grades with at least eight (8) years of service an additional step increase. Ms. Ford stated that the rate increase should increase moral within the department and help with employee retention.

Chairman Moseley thanked Mr. Ford and the EMS Employees for their hard work and stated that the Board wishes they could afford to do more but he hopes that if the proposal is approved, the pay increases help as much as possible.

Commissioner Lewis moved to approve the proposal as presented for annual total \$43,527.12, effective December 2, 2020. Commissioner Bryant seconded the motion, and the motion carried unanimously.

Janet Smith, Assistant Finance Director presented the FY2022 GA DOT 5311 Transit Program Grant Application for approval and advised the Board that Jeff Liipfert, County Attorney has reviewed the contract. Ms. Smith stated that she needs the Board to authorize the Chairman to sign all documents electronically. Commissioner Lewis moved to approve the application as presented and to authorize the Chairman to sign all documents as requested. Vice-Chairman Hill seconded the motion, and the motion carried unanimously.

Commissioner Yoder advised that in order to move forward with the Convenience Center project, roll-off container covers are needed for (3) dumpsters, in order to apply for a non-exposure exemption through the Environment Protection Division (EPD). Mr. Yoder added that the approximate cost for

each roll off cover is \$5,120.00, and additional funds will need to be appropriated for 4x20 concrete pads once quotes are received for the project. Commissioner Yoder moved to authorize purchasing (3) roll-off container covers as requested. Commissioner Bryant seconded the motion, and the motion carried unanimously.

PUBLIC HEARING OPENED FOR PLANNING & ZONING AT 6:30 P.M.

Mr. Rickey Blalock, Zoning Administrator, presented a request from Terramore Development, LLC., to rezone the property containing 1.73 acres of land located at the intersection of Smyrna Church Road and Georgia Highway 96 in Fort Valley, from R-AG to C-2 in order to build a Dollar General on the property. Mr. Blalock stated that the property was posted and advertised, and they received several calls of inquiries. There were several residents of the area that expressed opposition at the Planning & Zoning meeting, and the Planning and Zoning Board voted unanimously to deny the request to rezone.

Chairman Moseley asked for those speaking in favor of the rezoning request.

Mr. Duke Groover, Attorney representing Terramore Development, presented a PowerPoint presentation to the Board presenting facts on why the Board should approve the request from Terramore Development, LLC. Mr. Groover added that if the property is rezoned, the owners will sell the property for development of Dollar General. The Dollar General will be a stand-alone store with thirty-six (36) parking spaces which was allowed through a variance approved through the Peach County Board of Appeals. Although the company does understand the resident's concerns, Mr. Grover stated that the economic needs are great for the County because the area is already developed for commercial zoning and the marketing reason for Dollar General wanting to locate to the area is the number of residents within the area that would benefit from the location of the store. Dollar General has also estimated that the store will bring an estimated \$80,000.00 in sales taxes to the County on an annual basis.

Mr. James Windler, spoke stating that he is the currently property owner of the 1.73-acre location. His family purchased the property fourteen (14) years ago as an investment for his family with no other intent than the property being used for a commercial investment, because there is no utility connection near the property which makes it only suitable for a commercial investment.

Commissioner Lewis asked how stormwater will be handled due to the property size. Mr. Alex Perry, Project Manager for EMC Engineering, responded that EMC will handle the preliminary site design for the project and an underground detention pond will be installed to handle stormwater drainage.

Commissioner Bryant asked if the underground detention pond will negatively impact the surrounding properties. Mr. Perry responded no, and added that the underground detention pond is a common system used in Georgia.

Commissioner Yoder asked if the store will provide any kind of barrier to nearby residents. Mr. Groover responded yes, a six-foot barrier fence will be to the left of the property and the store will plant and maintain barrier trees located on the property.

Chairman Moseley asked for those speaking in opposition of the request. Mr. Bob Dean spoke stating that he lives two houses down from the location. He addressed his concerns regarding how the store will cause drainage issues on his property due to the elevation.

Commissioner Lewis asked Mr. Perry if the underground detention pond will negatively affect any of the adjacent properties. Mr. Perry responded no because the stormwater will be contained twelve-feet below level, and the draining inlets at the road are lower than the property.

Mr. Joe Collins, spoke regarding his concerns with spot zoning for one small parcel in a large area. Mr. Collins added that there are no sewer lines in this area and referred to his cell phone to show that there are already five (5) Dollar Generals within a five-mile radius of the area. Mr. Collins also stated that the Planning and Zoning Board rejected approval of the project, therefore he feels that the Board should do the same.

Mr. Jerry Vinson, spoke regarding his concerns with the amount of vehicle accidents that happen in this area. Currently people traveling on Highway 96, cannot see over the top of the hill and it is not a safe spot. He also added that installing a fence on the property will not contain all of the stormwater.

Mr. Taylor Carr, represented the homeowner who lives next to this lot. He stated that it took multiple years and thousands of dollars to build the property to where it is now; placing a Dollar General store next to the home will decrease the value of the home and be an eyesore to the property owner. Mr. Carr also added that the homeowner feels that the traffic is too busy in this area and it is not a good spot to put the Dollar General.

After further discussion, Commissioner Bryant let citizens know that she heard the concerns and strongly considered the recommendation, but believes that the same information was not given to the Planning and Zoning Board at the hearing. Even though the Planning and Zoning Board recommendations hold weight, based on the presentation and the explanations from those present she doesn't see a reason for the Board of Commissioner to deny the request to rezone. Commissioner Bryant moved to approve the rezoning request. Commissioner Lewis seconded the motion. Motion carried unanimously.

Following the motion, Commissioner Yoder asked about the privacy and drainage concerns. Mr. Rickey Blalock stated that the site plans must be approved before starting.

Mr. Blalock presented a request from Mr. Benjamin F. Barker. The request is to rezone property located at 229 barker Road R-AG (Agricultural Residential) to R-1 (Low Density Residential). The property contains 18.22 acres and is bounded by properties zoned R-AG and RR-1 (Rural Residential). Mr. Barker would like to develop a lot for his granddaughter to build a home on. No one was present to voice opposition to the request. After a brief discussion, the Planning and Zoning Board voted unanimously to recommend approval of the request.

Chairman Moseley called for those in favor of the request.

Mrs. Dorothy Barker, spoke in favor of the request advising that they plan to divide the property for their grand daughter who wants to build a home and for other grandchildren who decide to build a home in the future.

Chairman Moseley called for those speaking in opposition of the request. There was no opposition expressed.

Commissioner Lewis moved to approve the rezoning request. Commissioner Bryant seconded the motion. Motion carried unanimously.

PUBLIC HEARING CLOSED AT 7:32 P.M.

NEW BUSINESS:

April H. Hodges, Assistant County Administrator/County Clerk, presented the request from Angela Tharpe, E911 Director for an exception to the twenty-nine hour rule. Ms. Hodges advised that E911 is currently experiencing a staffing shortage of full-time Communication Officers due two (2) employees being out on FMLA. In order to assist with the staffing shortage Ms. Hodges stated that Ms. Tharpe needs approval from the Board to allow the following two (2) part-time employees exceed the twenty-nine rule:

Temporary Employees:

1. Tamara Cooper
2. McKenzie Moye

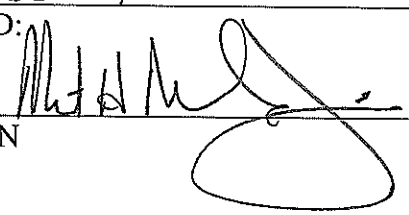
Commissioner Lewis moved to approve this motion. Commissioner Bryant seconded the motion. Motion carried unanimously.

Commissioner Lewis addressed his concerns about the numerous amounts of accidents and fatalities on Russell Parkway and Housers Mill Road. Commissioner Lewis advised that he would like for the

Board to submit a letter to Georgia Department of Transportation regarding the fatalities and outline the accidents that are reoccurring.

Commissioner Yoder made a motion to approve sending a letter to the Department of Transportation regarding the issues on Russell Parkway and Housers Mill Road. Commissioner Bryant seconded the motion. Motion carried unanimously.

There being no further business to come before the Board at this Regular Meeting on this date, Chairman Moseley moved to adjourn at 7:39 pm. Commissioner Lewis seconded the motion. Motion carried unanimously.

December 8, 2020
APPROVED: 
CHAIRMAN


PEACH COUNTY
BOARD OF COMMISSIONERS
BY: 
COUNTY CLERK

MONTHLY WORK SESSION
Peach County Board of Commissioners
5:00 p.m., Tuesday, December 1, 2020

The Peach County Board of Commissioners held their monthly Work Session at 5:00 p.m., Tuesday, December 1, 2020, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all Commissioners in attendance except Vice Chairman Hill and Commissioner Bryant who attended via Go-to-Meeting video conferencing platform. 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 8, 2020, as follows:

1. Ms. Barbara Essiet-Brown - Citizen Concern - Gano Community Cleanup
2. Ms. Sabrina Thorpe - Citizen Concern - Project on Friendship Circle
3. Jimmy Russell - County Marshal - 2021 Alcohol License Renewal
4. Greg Boike - Middle Georgia Regional Commission - Broadband Certification
5. Jeff Doles - Fire Chief/EMA Director
 - i. Truck Donation from Flint Energies
 - ii. Letter of Support - Middle Georgia Regional Commission - Firehouse Subs Grant
 - iii. Budget Amendment - EMA Building
6. Brian Madison - Chief Appraiser - Request to Reclassify Position
7. Michaela Jones - County Administrator
 - i. LMIG - Clopine Lake Road and Lakeview Road
 - ii. Discussion Item - Gracewood Road
 - iii. FY2021 Budget Amendment - Sheriff Grant
8. FY2021 Christmas Checks
9. Janet Smith - Assistant Finance Director
 - i. Peach County Transit - Procurement Manual
10. Wayne Smith - Public Works Director
 - i. Request to Purchase Tractor
 - ii. Icotech Service Agreement Renewal
11. Additional Items to be Placed on Regular Meeting Agenda
 - a. Public Hearing 6:30 P.M.
 - i. Rezoning Request - Corkney Drew
 - ii. Rezoning Request - Troy Mann
 - b. Announcements and Updates
 - i. Michaela Jones - Completion of NACo Professional Development Leadership Program
 - ii. Commissioner Bryant - Completion of MGRC Leadership Champions Program
 - iii. April H. Hodges - Completion of MGRC Leadership Champions Program
 - c. Executive Session
 - i. Board Appointment - Planning & Zoning
 - ii. Property Acquisition
12. Setting Final Agenda for Regular Meeting, December 8, 2020.

The Work Session adjourned at 6:15 p.m.


COUNTY CLERK
12/4/2020
Date