


FY2023 BUDGET WORK SESSION
Peach County Board of Commissioners
8:30 a.m., Tuesday, June 14, 2022

The Peach County Board of Commissioners held a budget work session at 8:30 a.m., Tuesday, June 14, 2022, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all Commissioners in attendance Bryant. The purpose of the work session was to consider the proposed FY2023 Budget requests submitted by the various departments and agencies of Peach County. The budget work session adjourned at 3:45 p.m.


COUNTY CLERK
Date July 10, 2022

PEACH COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING JUNE 14, 2022

The Peach County Board of Commissioners held its Regular monthly meeting at 6:00 p.m., Tuesday, June 14, 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 – June 7, 2022:

1. Budget Transfer – Public Works: Bobby Cowart, Public Works Director, presented the following Budget Amendment to cover expenses for the Public Works Director, APWA training:

<u>Budget Amendment – Public Works – FY2022</u>	
From: 100.5.4220 52.3700 Education & Training	\$ 1,000
To: 100.5.4000 52.3700 Education & Training	\$ 1,000

ACTION REQUESTED: To approve the above stated Budget Amendment to appropriate additional funds for Public Works Director to attend APWA training as presented by Bobby Cowart, Public Works Director.

2. Budget Amendment – Buildings: Bobby Cowart, Public Works Director, presented the following Budget Amendment to cover overages, due to an increase in fuel cost and to appropriate additional funds for the remainder of the FY22 Budget:

<u>Budget Amendment – Buildings – FY2022</u>	
From: 100.1599.57.9000 Contingency	\$ 5,000
To: 100.1565.53.1270 Energy – Gasoline/Diesel	\$ 5,000

ACTION REQUESTED: To approve the above stated Budget Amendment to appropriate funds due to increases in fuel costs as presented by Bobby Cowart, Public Works Director.

3. Surplus Vehicles - Request to Advertise for Sale: Stacy Sanders, Purchasing Manager, is requesting that the following vehicles from the Sheriff's Office be declared surplus and advertised for sale upon reviewal by department heads:

- 2007 Ford Crown Victoria	VIN # 1FAFP71W37X146385
- 2011 Ford Crown Victoria	VIN # 2FABP7BV5BX137743
- 2013 Ford Taurus Police Interceptor	VIN # 1FAHP2M86DG216917

ACTION REQUESTED: To declare the above stated vehicles as surplus property and advertise for sale upon reviewal by department heads.

4. Budget Amendment – Juvenile: Janet Smith, Assistant Finance Director, presented the following Budget Amendment to move leftover funds from Vehicles to Interpretation Services, Contracts – Copier, Postage, and Dues/Fees:

<u>Budget Amendment – Juvenile – FY2022</u>	
From: 100.2600.54.2200 Vehicles	\$ 372
To: 100.2600.52.1240 Interpretation Services	\$ 216
100.2600.52.2325 Contracts – Copier	\$ 98
100.2600.52.3250 Postage	\$ 15
100.2600.52.3600 Dues & Fees	\$ 43
	\$ 372

ACTION REQUESTED: To approve the above stated Budget Amendment to move leftover funds from Vehicles to Interpretation Services, Contracts – Copier, Postage, and Dues/Fees for Juvenile Court as presented by Janet Smith, Assistant Finance Director.

5. ~~Budget Amendment – Middle-Georgia-21st Century Economic Partnership: Janet Smith, Assistant Finance Director, presented the following Budget Amendment to appropriate funding for an invoice received from Middle-Georgia-21st Century Economic Partnership:~~

		<u>Budget Amendment – Mid-GA-Econ Partner – FY2022</u>	
100.1599.57.9000	From:	Contingency	\$ 8,957
100.7510.57.2003	To:	Middle-GA-21 st Century	<u>\$ 8,957</u>

~~ACTION REQUESTED: To approve the above stated Budget Amendment to appropriate funding for an invoice received from Middle-Georgia-21st Century Economic Partnership as presented by Janet Smith, Assistant Finance Director.~~

6. Budget Amendment – Commissioner Lewis: Janet Smith, Assistant Finance Director, presented the following Budget Amendment to transfer funds from Commissioner Yoder’s Training & Education and Travel accounts to cover overages and MGRSWA Board Meetings for Commissioner Lewis:

		<u>Budget Amendment – Commissioner Lewis – FY2022</u>	
100.1107.52.3700	From:	WV – Education & Training	\$ 1,329
100.1104.52.3500	To:	RL – Travel	\$ 80
100.1104.52.3700		RL – Education & Training	<u>\$ 1,249</u>
			<u>\$ 1,329</u>

ACTION REQUESTED: To approve the above stated Budget Amendment to cover overages and MGRSWA Board Meetings for Commissioner Lewis as presented by Janet Smith, Assistant Finance Director.

7. Budget Amendment – Commissioner Bryant: Janet Smith, Assistant Finance Director, presented the following Budget Amendment to transfer funds from Commissioner Yoder’s Training & Education account to cover overages for Commissioner Bryant:

		<u>Budget Amendment – Commissioner Bryant – FY2022</u>	
100.1107.52.3700	From:	WV – Education & Training	\$ 211
100.1108.52.3700	To:	SB – Education & Training	<u>\$ 211</u>

ACTION REQUESTED: To approve the above stated Budget Amendment to cover Education & Training overages for Commissioner Bryant as presented by Janet Smith, Assistant Finance Director.

8. Budget Amendment – Fire: Jeff Doles, Fire Chief/EMA Director, presented the following Budget Amendment for overages due to short staffing and price increases in Temporary Salaries, Overtime, Motor Vehicle Maintenance, and Energy – Gasoline/Diesel accounts:

		<u>Budget Amendment – Fire – FY2022</u>	
100.1599.57.9000	From:	Contingency	\$ 125,795
100.3500.51.1200	To:	Temporary Employees	\$ 22,500
100.3500.51.1300		Overtime	\$ 39,000
100.3500.52.1320		MV Maintenance	\$ 45,000
100.3500.53.1270		Energy – Gasoline/Diesel	<u>\$ 19,000</u>
			<u>\$ 125,795</u>

ACTION REQUESTED: To approve the above stated Budget Amendment for overages due to short staffing and price increases as presented by Jeff Doles, Fire Chief/EMA Director.

9. Annexation Notice – City of Warner Robins: April H. Hodges, Assistant County Administrator/County Clerk, advised that a notice of annexation has been submitted by the City of Warner Robins, concerning a portion of property totaling 1.5 acres, located at S. Vietnam Veterans Memorial Parkway, also known as tax parcel No. [051 024].

ACTION REQUESTED: To authorize a letter to be sent to the City of Warner Robins indicating that the County has no objection to the Annexation Notice dated May 9, 2022, concerning tax parcel No. [051 024] located at S. Vietnam Veterans Memorial Parkway, submitted by the City of Warner Robins.

Commissioner Lewis moved to approve the Consent Agenda with the removal of #5. Commissioner Yoder seconded the motion. Motion carried unanimously.

AGENDA:

Vice-Chairwoman Hill moved to approve the agenda as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

MINUTES:

Regular Meeting – May 10, 2022 – Commissioner Lewis moved to approve the minutes as presented. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS & UPDATES:

Vice-Chairwoman Hill showed recognition for Pride Month as Peach County celebrates the human rights within the LGBTQ+ communities around the world.

Chairman Moseley also advised that there will be several Juneteenth celebrations held in Fort Valley over the weekend.

APPEARANCES:

None.

OLD BUSINESS:

April H. Hodges, Assistant County Administrator/County Clerk, advised that the Board needs to consult County Attorney, Jeff Lipfert, for guidelines to get Package Sales onto the next ballot. Attorney Lipfert will come before the Board to present further information.

Vice-Chairwoman Hill expressed that she is interested in giving poll workers a raise. Poll workers have a vital role in the County and should be compensated for such. Chairman Moseley suggested getting recommendations from the Board of Elections before proceeding with any changes. Commissioner Lewis moved to table the item until further information is received from the Board of Elections. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

Vice-Chairwoman Hill also expressed her concern regarding the current Head Start location on Spruce Street and stated that the facility is not suitable for children. Michaela Jones, County Administrator, advised that Peach County does not own the Spruce Street property and it belongs to the Development Authority. Vice-Chairwoman Hill stated that she will reach out to Head Start and see what steps need to be taken to improve the state of the building.

Commissioner Bryant stated that she plans to attend the ACCG Northern Region Policy Committee Meeting in Gwinnett and has requested additional travel funds. A Budget Amendment is needed to appropriate travel funds for the Policy Committee Meeting as follows:

<u>Budget Amendment – Comm. Bryant – FY2022</u>		
100.1599.57.9000	From: Conferences	\$ 210
100.1102.52.3500	To: Travel	<u>\$ 210</u>

Commissioner Lewis moved to approve the above stated Budget Amendment to appropriate travel funds for Commissioner Bryant’s request to attend the ACCG Northern Region Policy Committee Meeting. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

NEW BUSINESS:

Bobby Cowart, Public Works Director, stated that he received a certified letter from Waste Management as well as a visit from the area president. Mr. Cowart advised that due to an 8.3% inflationary increase in the economy, Waste Management is choosing to impose a \$5.33 per-house increase on solid waste. Mr. Cowart recommended going out to bid to seek another contract that can better serve the citizens of Peach County and to stay away from unnecessary costs if possible. Commissioner Bryant moved to put solid waste services out to bid and to allow Bobby Cowart, Public Works Director, to pursue other contracts to be reviewed by the Board. Vice-Chairwoman Hill seconded. Motion carried unanimously.

Chairman Moseley called for a 10-minute recess to hold a Public Hearing for two (2) Rezoning Requests beginning at 6:30 p.m.

PUBLIC HEARING OPENED AT 6:30 P.M.

Roscoe Miller, Interim Planning and Zoning Director, presented a Rezoning Request from Mr. Roberto Zepeda. The property is located next to 97 Buckeye Road in Fort Valley. Mr. Miller advised that Mr. Zepeda has requested to rezone the property from R-1 to RR-1 to allow the placement of a manufactured home on the parcel. 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 for anyone wishing to speak in favor of the request.

Mr. Christian Zepeda spoke in favor of the request, stating that he would be speaking on behalf of Mr. Roberto Zepeda. Mr. Zepeda advised that his family wanted to move a manufactured home on the property prior to this date, but the COVID-19 Pandemic hindered their progress. The Zepeda Family wants to have a nice place to call home and start a future.

Mr. Travis White also spoke in favor of the request. Mr. White advised that he lives four (4) lots down from the parcel and he is in favor of the rezoning because there are existing manufactured homes surrounding the property already.

Vice-Chairwoman Hill moved to approve the recommendation from the Planning and Zoning Board to rezone property at 97 Buckeye Road in Fort Valley from R-1 to RR-1. Commissioner Bryant seconded. Motion carried unanimously.

Mr. Miller presented a Rezoning Request from the Development Authority of Peach County. The 1,113 acres of property is located on Fullwood Road. The Development Authority has requested to rezone the property from R-AG to M-2 for a proposed industrial mega-site. The property was properly posted and advertised and received several calls regarding the rezoning. The Planning and Zoning Board voted to recommend approval of the rezoning request with one member abstaining due to a conflict of interest.

Mr. B.J. Walker, Executive Director for the Development Authority of Peach County, spoke in favor of the rezoning request. Mr. Walker requested that the Board approve the recommendation from the Planning and Zoning Board to rezone the property from R-AG to M-2 and presented a proposed site plan for the property. Mr. Walker stated that he could take any questions and provide information to the concerned citizens attending the Public Hearing.

Mr. Walker stated that industrial businesses and economic developers are always looking for 1,000 acres or more with roadway and rail access for a mega-site. There is a continued need in the southeast to support the electrical vehicle market in the form of battery or vehicle manufacturing and Mr. Walker believes this site would be attractive to these companies. Mr. Walker expressed interest in this property due to its flat topography, resulting in a lower cost of grading required.

The Development Authority of Peach County is under contract with three (3) property owners for the proposed mega-site and a closing condition of this contract is the rezoning of the property. Mr. Walker stated that there are several possible conceptual plans including a bypass route. The presented conceptual plan has a 4-million square foot facility and a separate 2-million square foot facility onsite. Mr. Walker advised that though these facilities are large, there is still a substantial buffer around the area. This is something that Peach County can be proud of through reduction in property tax burdens and providing jobs for future generations.

Mr. Walker also advised that there will be no negative environmental impact to the area. Industrial development today is not the same as it was twenty or thirty years ago. Companies are very environmentally conscious of the impacts they could have, so many have adopted a renewable energy approach. There will be no issues with noise or light pollution.

Mr. Walker stated that the Development Authority works on behalf of the Board of Commissioners and is charged to bring economic development, create jobs, and create investments for the good of the County. If industrial development is to happen in the County, this is the site to do it. Mr. Walker expressed that he is open to answer any questions.

After further discussion, Chairman Moseley asked if anyone else would like to speak in favor of the rezoning request.

Mr. Brandon Respress advised that he is a native of Fort Valley and a current resident of Byron. Mr. Respress stated that he is in favor of bringing new business to the community and especially if it develops the southern area of the County. Raising tax revenue and reducing property taxes would be beneficial to continue economically developing the southern end of the County. We do depend on peaches, cotton, pecans, and other crops but recently severe weather issues increase every year and development is where we can make up for those hardships. We need to be able to compete economically with surrounding Counties. If we don't grow, we die.

Chairman Moseley asked for anyone speaking in opposition.

Mr. Chris Kalejta stated that he has been a resident of Peach County for eight (8) years and lives on Hendrick Road. The Kalejta family moved to the County from Warner Robins because they enjoy the quiet, serene atmosphere and they do not want to see that go away in the future. Though the property is not right next to their family, they do not want to see other families have to deal with the close proximity of the mega-site. Mr. Kalejta stated that the decision the Board of Commissioners make during this Public Hearing will have a domino-effect on the future. The residents are the people that should be listened to.

Mr. Mike Cantrell stated that he is not in favor of the rezoning request. Mr. Cantrell expressed that the rezoning of this property will not affect him directly, but it directly impacts his soul. Peach County is standing at a crossroads of making the decision to choose manufacturing, resulting in an industrial wasteland. There is a reason the City of Byron has grown at its current rate, and it's the quieter side of living. The residents of Peach County are attending this Public Hearing to voice their opposition. In the absence of information, people form bad opinions.

Mr. Danny Sanders also expressed that he is not in favor of the rezoning request. Mr. Sanders advised that he owns property bordering the projected mega site and he and his family enjoy spending time at Mossy Creek to fish and they also own 200 acres of pecans in the area. Putting in a 1,000-acre heavy industrial site is not something the residents agree with. The mega site has been projected to bring jobs to the area, but people are not taking jobs currently available as it is.

Mr. Cason Anderson stated that he is in opposition of the rezoning. Mr. Anderson rents property that borders the potential mega site and advised that he is pro-agriculture and has been up against development since he began farming. Agriculture makes a \$500,000,000 impact. Farmers are the reason businesses like Griffin's Warehouse, Five Points Fuel, and Yaughn Tire exist in Peach County. You can't see much of the 1,000 acres from the road, but it's beautiful, flat farmland.

Mr. Harry Holt stated that he lives on the corner of Highway 96 and Fire Tower Road. Mr. Holt expressed that the County bringing industry into the County and usurping agriculture, will end up with an industrial County all the way into the City of Fort Valley. If those industries have problems, you are going to end up with irreversible blights. Once you go down this industrious path, there is no going back to the beauty the County holds right now.

Ms. Jennie Musewicz also spoke in opposition of the rezoning request. Ms. Musewicz advised that she shares a driveway with Pure Flavor. She and her family moved out to Peach County for peace and quiet but now they have to deal with perpetual daylight and the noise from tractor trailers outside their house at night. Ms. Musewicz does not want fellow residents of the County to have to deal with the struggles she has living next to an industrious building.

Ms. Tonya Bunton stated that she grew up on the piece of property up for rezoning. Ms. Bunton expressed that she has a sentimental attachment to the area and expressed her worry for the environmental impact the proposed mega site will bring into the County. The Environmental Protection Agency (EPA)

will always have changing standards for what is acceptable at the time, and this could have a negative impact down the road. You can't guarantee safe environmental practices with manufacturing companies.

After further discussion, Commissioner Lewis moved to approve the recommendation from the Planning and Zoning Board to rezone the 1,113 acres of property from R-AG to M-2. Vice-Chairwoman Hill seconded. Motion carried 4-1 with Commissioner Bryant opposing.

PUBLIC HEARING CLOSED AT 8:11 P.M.

Vice-Chairwoman Hill moved to go into an Executive Session at 8:15 p.m. for four (4) Board Appointments. Commissioner Bryant seconded the motion. Motion carried unanimously.

--- EXECUTIVE SESSION ---

Vice-Chairwoman Hill moved to terminate the executive Session at 9:01 p.m. Commissioner Yoder seconded the motion. Motion carried unanimously.

Commissioner Lewis moved to reappoint Mr. Bill Gresham and Ms. Ann Lanter to the Library Board of Trustees to serve an additional four (4) year term, expiring June 30, 2026. Commissioner Bryant seconded the motion. Motion carried unanimously.

Commissioner Lewis moved to appoint Ms. Rhonda Griggers Evans to the Central Georgia Joint Development Authority to fill an unexpired four (4) year term expiring April 30, 2024. Commissioner Bryant seconded the motion. Motion carried unanimously.

Commissioner Lewis moved to appoint Ms. Annie Strange to the Division of Family and Children Services Board to fill an unexpired five (5) year term expiring on September 30, 2023. Commissioner Bryant seconded the motion. Motion carried unanimously.

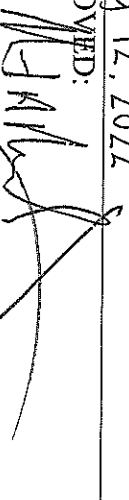
Commissioner Lewis moved to reappoint Mr. Russell Adams to the Division of Family and Children Services Board to fill an additional five (5) year term, expiring June 30, 2027.

There being no further business to come before the Board at this Regular Meeting on this date, Commissioner Lewis moved to adjourn at 9:10 p.m. Vice-Chairwoman Hill seconded the motion, and the motion carried unanimously.

Meeting adjourned.

July 12, 2022

APPROVED:



CHAIRMAN

PEACH COUNTY
BOARD OF COMMISSIONERS

BY: 
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, June 14, 2022.

During such meeting, the Board voted to go into closed session.

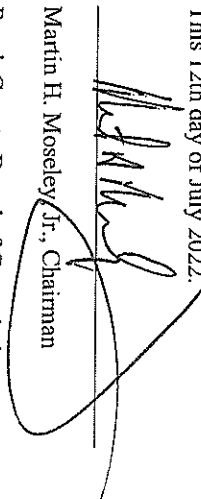
The Executive Session was called to order at 9:01 p.m.

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)

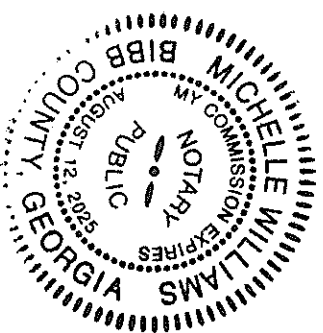
This 12th day of July 2022.


Martin H. Moseley, Jr., Chairman
Peach County Board of Commissioners

Sworn to and subscribed before me this 12 day of July, 2022.

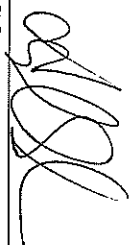

Michelle Williams
Notary Public

My Commission Expires 08/12/2025



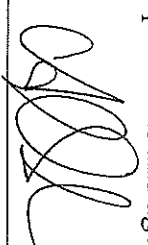
FY2023 BUDGET WORK SESSION
Peach County Board of Commissioners
8:30 a.m., Wednesday, June 15, 2022

The Peach County Board of Commissioners held a budget work session at 8:30 a.m., Wednesday, June 15, 2022, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all Commissioners in attendance. The purpose of the work session was to consider the proposed FY2023 Budget requests submitted by the various departments and agencies of Peach County. The budget work session adjourned at 2:25 p.m.


COUNTY CLERK
Date July 10, 2022

FY2023 BUDGET WORK SESSION
Peach County Board of Commissioners
8:30 a.m., Thursday, June 16, 2022

The Peach County Board of Commissioners held a budget work session at 8:30 a.m., Thursday, June 16, 2022, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all Commissioners in attendance except Vice-Chairwoman Hill. The purpose of the work session was to consider the proposed FY2023 Budget requests submitted by the various departments and agencies of Peach County. The budget work session adjourned at 2:25 p.m.


COUNTY CLERK
Date July 10, 2022

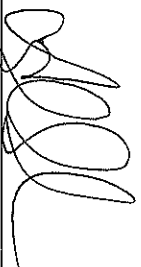
FY2023 BUDGET WORK SESSION
Peach County Board of Commissioners
5:30 p.m., Monday, June 27, 2022

The Peach County Board of Commissioners held a budget work session at 5:30 p.m., Monday, June 27, 2022, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all Commissioners in attendance. The purpose of the work session was to consider the proposed FY2023 Budget requests submitted by the various departments and agencies of Peach County. The budget work session adjourned at 9:02 p.m.


COUNTY CLERK
Date July 10, 2022

FY2023 BUDGET WORK SESSION
Peach County Board of Commissioners
5:30 p.m., Tuesday, June 28, 2022

The Peach County Board of Commissioners held a budget work session at 8:30 a.m., Tuesday, June 28, 2022, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all Commissioners in attendance. The purpose of the work session was to consider the proposed FY2023 Budget requests submitted by the various departments and agencies of Peach County. The budget work session adjourned at 8:25 p.m.




COUNTY CLERK
July 10, 2022
Date

MONTHLY WORK SESSION
Peach County Board of Commissioners
5:00 p.m., Tuesday, July 5, 2022

The Peach County Board of Commissioners held their monthly Work Session at 5:00 p.m., Tuesday, July 5, 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 June 12, 2022, as follows:

1. Milton Pittman - Citizen Concerns - Illegal Dumping
2. Jeff Doles - Fire Chief/EMA Director
 - i. Change Order - Fire Station #7
 - ii. Temporary Employees
 - iii. Equipment Rental
3. David Parrish - Parks & Recreation Director
 - i. Basketball and Tennis Court Resurfacing
 - ii. Budget Amendment - New Football Helmets
 - iii. Budget Amendment - Overages
4. Michelle Williams - Human Resources Manager - EMS Starting Rates
5. Michabela Jones - County Administrator
 - i. Extending Lease - Central Georgia Technical College
 - ii. Rescue New Designation
 - iii. Crestview Road Extension - Change Order
 - iv. Budget Amendment - Computer Repair & Cellphone
6. Chairman Moseley - Clever Way
7. Bobby Cowart - Public Works Director
 - i. Budget Amendment - End of Fiscal Year
 - ii. Waste Management - Garbage Pickup Only
8. Janet Smith - Assistant Finance Director - Strategic Materials, Inc. - Temporary Fuel Surcharge Program
9. Brian Donaldson – EMS Director – EMS Facebook Page
10. Brian Madison – Chief Appraiser – Request for New Copier
11. Additional Items to be Placed on Regular Meeting Agenda
 - a. Executive Session
 - i. Board Appointment - Division of Family & Children Services (DFCS) Board
 - ii. Board Re-Appointment - Planning & Zoning Board
12. Setting Final Agenda for Regular Meeting, July 12, 2022
13. Adjourn:

The Work Session adjourned 6:26 p.m.



COUNTY CLERK
July 10, 2022
Date