



REGULAR MEETING AGENDA
Peach County Board of Commissioners
6:00 PM, March 11, 2025

Minutes

I. PUBLIC HEARING:

1. Rezoning Request - Martin Alcantar

Joshua Scroggins, Bureau Veritas Project Manager, presented a Rezoning Request from Martin Alcantar to rezone 5.7 acres on Woolfolk Road from R-AG (Residential Agricultural District) to R-1 (Low Density Residential District) for residential land use. The Planning & Zoning Board has recommended approval of the Rezoning Request. Chairman Moseley asked if anyone is in favor of the request. No one spoke in favor. Chairman Moseley asked if anyone is against the request. No one spoke against the request. Commissioner Lewis moved to approve the Rezoning Request as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

II. CONSENT AGENDA:

1. March 4, 2025

April H. Hodges, County Administrator/County Clerk, advised that the Trojan Football Sponsorship can be paid for internally rather than out-of-pocket, as previously discussed. Commissioner Yoder raised concerns about the City of Byron Annexation on the Consent Agenda and asked if there is any way to ask for a conditional rezoning upon approval of the Annexation in order to protect the bordering residential property. James F. Banter, County Attorney, advised that the Board could object to the Annexation or bring their concerns before the Byron City Council or Planning & Zoning Board. Commissioner Yoder made a motion to amend the Consent Agenda to include a draft letter to request consideration of a barrier between the residential area and the annexed property and to remove the three (3) Tax Commissioner Resolutions off of the Consent Agenda. Commissioner Howell seconded the motion. Motion carried unanimously.

III. AGENDA APPROVAL:

1. March 11, 2025

Attorney Banter requested to add an update on Homestead Exemption under Announcements & Updates. Attorney Banter also requested the three (3) Tax Commissioner Resolutions to be added to Old Business, and a discussion of the Blue Bird Company Refund to be added to New Business. Commissioner Lewis moved to approve the amended Agenda as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

IV. APPROVE OF MINUTES OF PREVIOUS MEETINGS:

1. Regular Meeting - February 11, 2025

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

V. ANNOUNCEMENTS & UPDATES:

1. Commissioner Howell - Request for Proclamation

Commissioner Howell made a motion for a Proclamation to be written in honor of Ms. Evelyn McCray. Commissioner Yoder seconded the motion. Motion carried unanimously.

2. Critical Care for Animal Angels Fundraiser

Critical Care for Animal Angels will be hosting a fundraiser on Saturday, April 12th from 10:00 a.m. to 1:00 p.m. in the parking lot of Byron Baptist Church. Board members are encouraged to participate in the festivities.

3. James F. Banter - County Attorney - Homestead Exemption - Update

James F. Banter, County Attorney, provided an update regarding the Homestead Exemption bill. The bill has received support from local delegations and has passed the Senate almost unanimously.

VI. APPEARANCES:

1. Dewey Smith - Citizen Concerns - Stormwater Issues

Dewey Smith advised that his property on Berkshire Drive is experiencing major flooding. Mr. Smith stated that there is a ditch that used to provide drainage for the area, but it is filled now and acting as a dam. There is one (1) storm drain for seventeen (17) houses on Berkshire Drive, which also contributed to the flooding. After further discussion, Bobby Cowart, Public Works Director, stated that the Public Works Department will evaluate the situation and collaborate with the Georgia Department of Transportation (GDOT), but written consent will be needed as it is not county-owned property.

VII. OLD BUSINESS:

1. Janet Smith - Interim Finance Director - Bid Opening - South Peach Park Trails Expansion

Janet Smith, Interim Finance Director, advised that a bid opening was held on February 20, 2025, for the expansion of the South Peach Park trails. Ms. Smith recommended awarding the project to Sam Hall & Sons for the low bid of \$609,940.00. This amount includes landscaping and exercise equipment. Commissioner Lewis moved to approve Ms. Smith's recommendation to accept the bid from Sam Hall & Sons as presented. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

2. Sedrick Swan - Human Resources Director

i. Security Privacy Policy Draft

Sedrick Swan, Human Resources Director, has presented an amended Security and Privacy Policy for approval. This policy applies to all employees, contractors, volunteers, and any other individuals with access to Peach County systems, facilities, and data. It covers all electronic and physical information assets, including but not limited to computers, mobile devices, networks, emails, and physical files. Any suspected loss or theft of County documents, materials, or information, as well as any suspected malware, hacks, or breaches of security, must be reported to the County immediately. Commissioner Yoder moved to approve the amended Security and Privacy Policy as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

ii. Good Driver Policy Draft

Sedrick Swan, Human Resources Director, has also presented a Good Driver Policy draft for approval. Due to insurance requirements, Peach County will be reviewing the driving records (as indicated on a three-year State Motor Vehicle Report) of its drivers/employees on a regular basis. Commissioner Lewis

moved to approve the Good Driver Policy as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

3. James F. Banter - County Attorney - Tax Commissioner Resolutions

James F. Banter, County Attorney, advised that the three (3) Tax Commissioner Resolutions were presented during the March 2025 Work Session. These Resolutions allow the Tax Commissioner to waive interest, to accept payments by check, and to delegate the authority to the Tax Commissioners' Office to grant refunds due to errors or omissions. Attorney Banter recommended approval of the Resolutions as amended. Commissioner Yoder moved to approve the Resolutions as amended. Commissioner Lewis seconded the motion. Motion carried unanimously.

4. Annexation Letter - City of Byron

James F. Banter, County Attorney, presented a letter for approval of the annexation of a property (Parcel Number: 055D 106) into the City of Byron, with a request for consideration to be given for the implementation of a barrier between the residential area and the annexed property to ensure a smooth transition and to address any potential concerns from the neighboring community. This measure would help maintain the quality of life for residents while accommodating the planned development within the annexed area. Commissioner Yoder moved to approve the letter as presented and to allow the Chairman to sign the letter on behalf of the Board. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

VIII. NEW BUSINESS:

1. Janet Smith - Interim Finance Director - Budget Amendment for Audit

Janet Smith, Interim Finance Director, presented the closeout Budget Amendment for FY24. Commissioner Lewis moved to approve the closeout Budget Amendment as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

2. Trident - Insurance Renewal

Janet Smith, Interim Finance Director, also presented an insurance renewal for the Board of Commissioners package policy. This insurance covers the majority of County vehicles, equipment, and buildings. The renewal premium will increase from an amount of \$21,000.00 to \$26,000.00, not including exposure changes. Ms. Smith advised that she is actively reviewing other insurance quotes. April H. Hodges, County Administrator/County Clerk, advised that this would be an emergency response or provisional approval. Vice-Chairwoman Hill moved to accept the proposed renewal as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

3. James F. Banter - County Attorney - Proposal - Blue Bird Freeport Exemption Refund

James F. Banter, County Attorney, advised that this Proposal is in connection with the Tax Commissioner Resolutions presented prior. Attorney Banter advised that he recommends approval of the refund in the amount of \$251,684.00 due to errors or omissions. Commissioner Lewis moved to accept the recommendation as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

IX. EXECUTIVE SESSION:

Commissioner Lewis moved to enter into Executive Session at 7:20 p.m. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

1. Board Reappointments (2) - Planning & Zoning Board

Commissioner Lewis moved to reappoint Ellison Kendrick and Sandee Khoury to the Planning & Zoning Board for two (2) year terms. Commissioner Howell seconded the motion. Motion carried unanimously.

2. Board Appointments (2) - Planning & Zoning Board of Appeals

Commissioner Lewis moved to reappoint Donald Rouse to the Planning & Zoning Board of Appeals for a three (3) year term. Commissioner Yoder seconded the motion. Motion carried unanimously.

Commissioner Lewis also moved to appoint J.R. Pulliam to the vacant three (3) year-term position on the Planning & Zoning Board of Appeals. Commissioner Yoder seconded the motion. Motion carried unanimously.

3. Attorney/Client Privilege

No Action Taken.

X. ADJOURN:

Commissioner Lewis moved to adjourn at 7:32 p.m. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

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