



REGULAR MEETING AGENDA
Peach County Board of Commissioners
6:00 PM, August 12, 2025

Minutes

I. Public Hearing:

II. Consent Agenda:

1. August 5, 2025

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

III. Agenda Approval:

1. August 12, 2025

Commissioner Howell requested to add a Personnel Matter under Executive Session. Commissioner Yoder moved to approve the Agenda as amended. Commissioner Lewis seconded the motion. Motion carried unanimously.

IV. Approve of Minutes of Previous Meetings:

1. Regular Meeting - July 8, 2025

Commissioner Lewis moved to approve the Minutes as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

V. Announcements/Updates:

1. Vice-Chairwoman Hill - Introduction to Reverend JuQuan Stewart - New Pastor of Trinity Baptist Church

Vice-Chairwoman Hill announced that Reverend JuQuan Stewart has been appointed as the new pastor of Trinity Baptist Church, and she was pleased to introduce him to the community.

VI. Appearances:

1. David Roberts - Citizen Concerns - Water Control Issues and Junk Car Ordinance

David Roberts addressed the Board concerning ongoing water control issues along Powersville Road. He explained that he has spent thousands of dollars attempting to resolve flooding problems in his driveway, which he believes to be a County responsibility. Mr. Roberts further noted that a recent train derailment in the area was related to this issue. He also stated that the ditch near his property had not been fully cleaned out, but rather only mowed around. Bobby Cowart, Public Works Director, reported that the derailment is being handled by the Georgia Department of Transportation (GDOT). He stated that the Public Works Department has cleared ditches on the property in an effort to alleviate flooding and that the Environmental Protection Division (EPD) has been contacted to survey the area and assist

in identifying long-term solutions. Mr. Cowart further advised that the construction of retention ponds would help mitigate the problem.

Mr. Roberts requested that the Board reevaluate the Junk Car Ordinance, stating that the current definitions of inoperable vehicles are inaccurate and should be amended. County Attorney James F. Banter clarified that the ordinance permits an inoperable vehicle to be worked on for a period of thirty (30) days, after which it must be relocated so that it is not visible from the roadway. He further noted that covering vehicles with tarps is not permitted and emphasized that the placement of the vehicle or trailer is a key factor under the ordinance. The Board noted that the ordinance was reviewed within the last five years to ensure fairness.

2. Phillip Slater - Department of Agriculture Natural Resources Conservation Service - Federal Awards Program

Phillip Slater, with MCL Jasco, presented information to the Board regarding the Emergency Watershed Protection (EWP) Program, administered by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). During the presentation, Mr. Slater provided an overview of the program's purpose, eligibility requirements, and the types of projects and assistance that may be available to the County. He also highlighted how the program can support local watershed and flood protection efforts. The Board received the information for informational purposes, with no action taken.

VII. Old Business:

VIII. New Business:

1. Janet Smith - Finance Director - Budget Transfer - Board of Commissioners Office

Janet Smith, Finance Director, presented the following Budget Amendment to allocate funds for decorations at the Government Center in preparation for an upcoming grand opening:

BUDGET TRANSFER SHEET

DEPARTMENT: Board of Commissioners FY25 DEPT CODE: 1110 DATE: 8/8/2025

---- FROM ---- Account Number	---- FROM ---- Account Name	Budget Transfer Amount	Original Budget Amount	Current Budget Amount	Expenses to Date	Current Balance
100.1110.53.1110	Uniforms	\$ 800	\$ 2,500	\$ 2,500	\$ 943.13	\$ 1,556.87
100.1110.52.3700	Education & Training	\$ 4,000	\$ 17,000	\$ 17,000	\$ 8,388.44	\$ 8,611.56
100.1110.52.3300	Advertising	\$ 2,000	\$ 5,000	\$ 5,000	\$ 1,779.60	\$ 3,220.40
100.1599.57.9000	Contingency	\$ 3,333	\$ 1,159,211	\$ 598,349	\$ -	\$ 598,349.00
						\$ -
	TOTALS	\$ 10,133	\$ 1,183,711	\$ 622,849	\$ 11,111	\$ 611,738
----- TO ----- Account Number	----- TO ----- Account Name	Budget Transfer Amount	Original Budget Amount	Current Budget Amount	Expenses to Date	Current Balance
100.1110.52.1290	Other Professional Service	\$ 3,832	\$ 2,500	\$ 2,500	\$ 6,332.00	\$ (3,832.00)
100.1110.52.3100	Ins Other than Benefits	\$ 690	\$ 725	\$ 725	\$ 1,415.00	\$ (690.00)
100.1110.52.3211	Telephone Cellphone	\$ 471	\$ 500	\$ 500	\$ 763.19	\$ (263.19)
100.1110.52.3500	Travel	\$ 74	\$ 400	\$ 400	\$ 473.97	\$ (73.97)
100.1110.52.3600	Dues & Fees	\$ 66	\$ 6,200	\$ 6,200	\$ 6,265.84	\$ (65.84)
100.1110.53.1300	Food	\$ 2,500	\$ 6,000	\$ 6,000	\$ 7,997.46	\$ (1,997.46)
100.1110.53.1710	Administrative Supplies	\$ 2,500	\$ 7,000	\$ 7,000	\$ 6,532.45	\$ 467.55
						\$ -
	TOTALS	\$ 10,133	\$ 23,325	\$ 23,325	\$ 29,780	\$ (6,455)

EXPLANATION: Overages

DEPARTMENT HEAD

DATE

Commissioner Lewis moved to approve the Budget Amendment as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

2. Bobby Cowart - Public Works Director - MS4 Stormwater Permit Plans and Task Orders
Bobby Cowart, Public Works Director, presented a Task Order from Triple Point Engineering, Inc. (TPE) regarding on-call services to assist Peach County with its Municipal Separate Stormwater Sewer System (MS4). The task order outlines the scope of services and TPE's opinion of probable costs associated with supporting the County's MS4 Stormwater Management Program. Services will include tasks related to Minimum Control Measures and associated Best Management Practices to ensure permit compliance and program implementation. Peach County will provide information and services as needed. The estimated cost for these services is \$40,000.00, with fees to be invoiced monthly based on the presented Schedule of Fees. The project is subject to TPE's standard terms and conditions. No action was required.

3. James F. Banter - County Attorney - Resolution to Call for Referendum for Local Homestead
James F. Banter, County Attorney, presented a Resolution to Call for a Referendum for Local Homestead Exemption to be placed on the November ballot. The proposed exemption would provide eligible homeowners with a 10% reduction in the assessed value of their homestead for property tax purposes, potentially lowering property taxes for qualifying residents. The Resolution outlined the eligibility criteria, the implementation process, and the legal framework required for the referendum to proceed.

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

IX. Executive Session:

Commissioner Lewis moved to enter into Executive Session at 7:02 p.m. Commissioner Howell seconded the motion. Motion carried unanimously.

1. Attorney/Client Privilege #1

Commissioner Howell moved to acknowledge the Memorandum of Understanding between Pure Flavor and the Development Authority of Peach County as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

2. Attorney/Client Privilege #2

Commissioner Lewis moved to approve the Task Order Agreements with Triple Point Engineering, Inc. (TPE) for a sentry well installation project. Commissioner Howell seconded the motion. Motion carried unanimously.

3. Attorney/Client Privilege #3

Commissioner Yoder moved to approve the resolution approving the purchasing of fee simple by agreement for improvements to Sullivan Road and to proceed with advertising the roadway expansion project. Commissioner Howell seconded the motion. Motion carried unanimously.

4. Property Acquisition #1

No action taken.

5. Property Acquisition #2

No action taken.

X. Adjourn:

Commissioner Lewis moved to adjourn at 8:26 p.m. Commissioner Howell seconded the motion. Motion carried unanimously.

[MIN FOOT]