REGULAR MEETING AGENDA
Peach County Board of Commissioners
6:00 PM, September 9, 2025

Minutes

I. Public Hearing:

1. Rezoning Request - Development Authority of Peach County

A Rezoning Request was presented by Bureau Veritas on behalf of the Development Authority of Peach County to rezone 351.65 acres on Lilly Creek Road from R-AG (Agricultural Residential District) to M-2 (Heavy Industrial District). The property is proposed to be combined with adjacent properties to complete the Middle Georgia Mega Site (MGMS). The rezoning does not create an isolated district; it forms part of a larger, cohesive industrial zone. The Planning & Zoning Board has recommended approval of the Rezoning Request. Chairman Moseley asked if anyone is in favor of the request. BJ Walker, Executive Director of the Development Authority of Peach County, spoke in favor of the request. Mr. Walker advised that the proposed M-2 zoning is highly suitable for this intended purpose and aligns with the planned future of the broader MGMS. A one hundred (100) foot buffer will be provided on all property lines adjacent to residentially zoned properties for any future development.

Chairman Moseley asked if anyone is against the request. Steve Molnar stated that he has been a resident of Peach County for eighteen (18) years. He noted that eleven (11) properties border the proposed rezoning and inquired whether any portion of the property could remain zoned R-AG to maintain a substantial buffer around the MGMS. The Board advised that the required buffer is fifty (50) feet, and that the Development Authority has voluntarily doubled the buffer to one hundred (100) feet. Mr. Molnar inquired whether the Board would consider tabling the matter. Chairman Moseley noted that the request has already been recommended for approval by the Planning & Zoning Board as presented.

Bob Kempton stated that he is opposed to the request. He noted that his property is adjacent to the proposed rezoning and expressed concerns regarding the use of an outdated map during the initial Planning and Zoning Board meeting. Mr. Kempton also questioned whether the proposal had been reviewed by the Environmental Protection Division (EPD), noting that no physical survey of the environmental impact has been conducted and that further study is needed. BJ Walker stated that the appropriate studies have been conducted by the EPD.

Chairman Moseley asked if anyone else opposed the request, and no additional comments were made. Commissioner Howell stated that Peach County needs additional growth and that the proposed rezoning would bring new opportunities and jobs to the area. She noted that her vote is not intended to oppose the wishes of her constituents. After further discussion, Commissioner Lewis moved to accept the recommendation from the Planning & Zoning Board to approve the Rezoning Request as presented. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

II. Consent Agenda:

1. September 2, 2025

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

III. Agenda Approval:

1. September 9, 2025

Vice-Chairwoman Hill 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 - August 12, 2025

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

V. Announcements/Updates:

1. Proclamation - Ovarian Cancer Awareness Month

A Proclamation was read recognizing September as Ovarian Cancer Awareness Month. The Proclamation highlighted the importance of raising awareness about the symptoms and risks associated with ovarian cancer, encouraged early detection through education, and honored the survivors, advocates, and families affected by the disease.

2. Proclamation - National Council on Aging - Senior Center Month

A Proclamation was read recognizing the month of September as Senior Center Month in Peach County. The Proclamation highlighted the vital role senior centers play in supporting older adults through programs that promote wellness, learning, volunteerism, creativity, and community engagement. It acknowledged the Peach Senior Center and Byron Senior Center for providing a welcoming place where seniors can gather, connect, and thrive. The Board further recognized the dedication of staff, volunteers, community partners, and supporters whose efforts enhance the quality of life for older residents and contribute to the well-being of the community.

VI. Appearances:

1. Troy Bice - Citizen Concerns - Commercial Truck & Trailer Parking

Absent.

2. Lance Perry - Perry Brothers Oil Company, Inc. - Five Points Service

Absent.

3. Reverend JuQuan Stewart - New Pastor of Trinity Baptist Church

Absent.

VII. Old Business:

1. ~~Susan Arnett - Resource Management Systems Regional Manager - Public Fare Increase~~

No Action Taken.

2. Janet Smith - Finance Director - Bid Tabulation - Grass Maintenance - North and South Peach Parks

Janet Smith, Finance Director, presented the following bids for grass maintenance at North and South Peach Parks:

Sharpe's Landscaping - Fort Valley - $51,000.00
Valley Lawn Shark - Warner Robins - $72,400.00
Precision Lawn & Landscape - Warner Robins - $123,500.00
Elite Level Lawn Care - Griffin - $408,312.00
Arizaga Lawn Care - Byron - $593,600.00
Angel Gardens - McDonough - $749,000.00

Bruce Mackey, Parks and Recreation Director, has recommended renewing the contract with Valley Lawn Shark to ensure the continuation of their reliable service and the strong, established relationship they have with the County. Commissioner Lewis moved to accept the recommendation to renew the contract with Valley Lawn Shark as presented. Vice-Chairwoman Hill seconded the motion. Motion carried with Commissioner Howell abstaining due to a conflict of interest. Commissioner Howell noted that this contract was established prior to her appointment to the Board of Commissioners.

VIII. New Business:

1. Janet Smith - Finance Director

    i. Budget Amendment - Sheriff's Office - Telephones and Veterinary Services

Janet Smith, Finance Director, presented the following Budget Amendment for the Sheriff's Office to cover the cost of telephones and veterinary services:

BUDGET AMENDMENT/TRANSFER SHEET

DEPARTMENT: Sheriff's Office **DEPT CODE:** 3300 **DATE:** 9/5/2025

---- FROM ---- Account Number	---- FROM ---- Account Name	Budget Transfer Amount	Original Budget Amount	Current Budget Amount	Expenses to Date	Current Balance
3300.53.1102	TRAINING SUPPLIES	$ 6,000	$ 6,000	$ 6,000	$ -	$ 6,000.00
3300.53.1101	OFFICE SUPPLIES	$ 800	$ 7,500	$ 7,500	$ 5,950.00	$ 1,400.00
3300.53.1605	FIRING RANGE	$ 900	$ 1,500	$ 1,500	$ 600.00	$ 900.00
		$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -
	TOTALS	$ 7,700				

----- TO ----- Account Number	------ TO ------ Account Name	Budget Transfer Amount	Original Budget Amount	Current Budget Amount	Expenses to Date	Current Balance
3300.52.3210	TELEPHONES	$ 7,600	$ 15,000	$ 15,000	$ 22,600.00	$ (7,600.00
3300.52.1250	VETERINARY SERVICES	$ 100	$ 6,931	$ 6,931	$ 6,931.00	$ -
		$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$0.00	$ -	$ -
	TOTALS	$ 7,700				$ 7,000

EXPLANATION: To cover cost of telephones & veterinary services

DEPARTMENT HEAD DATE

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

ii. Budget Amendment - Sheriff's Office - Request for Replacement Vehicle

Janet Smith, Finance Director, presented the following Budget Amendment for the Sheriff's Office to appropriate funding for a replacement vehicle:

BUDGET AMENDMENT/TRANSFER SHEET

DEPARTMENT: SHERIFF **FY25** **DEPT CODE:** 3300 **DATE:** 9/9/2025

---- FROM ---- Account Number	---- FROM ---- Account Name	Budget Transfer Amount	Original Budget Amount	Current Budget Amount	Expenses to Date	Current Balance
327.1599.57.9000	CONTINGENCIES	$ 42,251	$ 3,209,514	$ 2,632,825	$ -	$ 2,632,825.00
						$ -
						$ -
						$ -
	TOTALS	**$ 42,251**	**$ 3,209,514**	**$ 2,632,825**	**$ -**	**$ 2,632,825**
----- TO ----- Account Number	**------ TO ------ Account Name**	**Budget Transfer Amount**	**Original Budget Amount**	**Current Budget Amount**	**Expenses to Date**	**Current Balance**
327.3300.54.2200	VEHICLES	$ 42,251	$ 165,000	$ 165,000	$ 164,571.35	$ 428.65
						$ -
						$ -
						$ -
						$ -
	TOTALS	**$ 42,251**	**$ 165,000**	**$ 165,000**	**$ 164,571**	**$ 429**

EXPLANATION: replacement vehicle - 2022 Ford Interceptor accident 6-14-25

DEPARTMENT HEAD DATE

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

iii. Budget Amendment - Information Tech - Monitors

Janet Smith, Finance Director, presented the following Budget Amendment for the District Attorney's Office to purchase six (6) computer monitors:

BUDGET AMENDMENT/TRANSFER SHEET

DEPARTMENT: Information Tech **FY25** **DEPT CODE:** 1535 **DATE:** 9/4/2025

---- FROM ---- Account Number	---- FROM --- Account Name	Budget Transfer Amount	Original Budget Amount	Current Budget Amount	Expenses to Date	Current Balance
100.1599.57.9000	Contingencies	$ 1,140	$ 1,159,211	$ 643,942		$ 643,942.00
						$ -
						$ -
	TOTALS	**$ 1,140**	**$ 1,159,211**	**$ 643,942**	**$ -**	**$ 643,942**

----- TO ----- Account Number	------ TO ------ Account Name	Budget Transfer Amount	Original Budget Amount	Current Budget Amount	Expenses to Date	Current Balance
100.1535.53.2400	Small Computer Equip	$ 1,140	$ 81,226	$ 81,226	$ 79,035.30	$ 2,190.70
						$ -
						$ -
	TOTALS	**$ 1,140**	**$ 81,226**	**$ 81,226**	**$ 79,035**	**$ 2,191**

EXPLANATION: Purchase (6) 27" Monitors for District Attorney & Victim Assistance departments

DEPARTMENT HEAD DATE

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

iv. Budget Amendment - Recreation - Overages

Janet Smith, Finance Director, presented the following Budget Amendment for Recreation to cover overages:

BUDGET TRANSFER REQUEST

DEPARTMENT: RECREATION   DEPT CODE: 6100   DATE: 9/4/2025

--------FROM--------- Account Number	----------------FROM---------------- Account Name	Budget Transfer Amount	Original Budget Amount	Current Budget Amount	Expenses to Date	Current Balance
6100.52.3600	Dues and Fees	$4,200.00	$10,000.00	$10,000.00	$3,455.00	$6,545.00
	TOTALS	$4,200.00	$10,000.00	$10,000.00	$3,455.00	$6,545.00
---------TO--------- Account Number	-----------------TO------------------ Account Name	Budget Transfer Amount	Original Budget Amount	Current Budget Amount	Expenses to Date	Current Balance
6100.53.1110	Uniforms and Clothing	$20.00	$1,000.00	$2,000.00	$2,017.24	-$17.24
6100.53.1101	Office Supplies	$580.00	$900.00	$2,474.00	$2,740.54	-$267.00
6100.52.3700	Education & Training	$1,800.00	$1,000.00	$1,000.00	-$1,731.26	-$731.26
6100.53.1716	Public Education	$1,800.00	$0.00	$0.00	$0.00	$0.00

EXPLANATION:
To cover overages

[signature]
DEPARTMENT HEAD

4 SEPT 2025
DATE:

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

2. April H. Hodges - County Administrator/County Clerk - Tyler Technologies Upgrade and Migration Management Plan

April H. Hodges, County Administrator/County Clerk, presented a Service Agreement from Tyler Technologies for a Software Upgrade and Migration Management Plan. The migration process is estimated to take approximately six (6) months to one (1) year. The Service Agreement has been reviewed and approved by James F. Banter, County Attorney. Commissioner Lewis moved to approve the Service Agreement and Migration Plan as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

IX. Executive Session:

Vice-Chairwoman Hill moved to enter into Executive Session at 6:55 p.m. Commissioner Lewis seconded the motion. Motion carried unanimously.

1. Board Reappointments (3) - Development Authority Board

Commissioner Lewis moved to reappoint David Cleveland, Bill Gresham, and Kelvin Blalock to the Development Authority Board for four (4) year terms. Commissioner Howell seconded the motion. Motion carried unanimously.

2. Board Appointment (1) - Department of Behavioral Health and Developmental Disabilities Region 6 Board

Commissioner Yoder moved to appoint John Whitt to the Department of Behavioral Health and Developmental Disabilities Region 6 Board. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

3. Board Appointments (2) - Board of Elections

Commissioner Lewis moved to accept the recommendation from the Republican Party of Peach County to appoint Nimmie Edward Wasson Jr. to the Peach County Board of Elections. Commissioner Howell seconded the motion. Motion carried unanimously.

Commissioner Lewis also moved to accept the recommendation from the Democratic Party of Peach County to appoint Akeviyon Lee to the Peach County Board of Elections. Commissioner Howell seconded the motion. Motion carried unanimously.

4. Property Acquisition #1

No Action Taken.

5. Property Acquisition #2

No Action Taken.

6. Personnel Matter

Commissioner Howell made a motion to schedule a Called Meeting/Public Hearing for a Personnel Matter on September 15, 2025, at 4:00 p.m. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

X. Adjourn:

Commissioner Lewis moved to adjourn at 7:50 p.m. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.