



REGULAR MEETING AGENDA
Peach County Board of Commissioners
6:00 PM, April 14, 2026

Minutes

I. Public Hearing:

II. Consent Agenda:

1. April 7, 2026

Commissioner Yoder made a motion to approve the Consent Agenda as presented. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

III. Agenda Approval:

1. April 14, 2026

Vice-Chairwoman Hill made a motion to approve the Agenda as amended. Commissioner Moseley seconded the motion. The motion carried unanimously.

IV. Approve of Minutes of Previous Meetings:

1. Regular Meeting - March 10, 2026

Commissioner Moseley made a motion to approve the Minutes of the Regular Meeting held on March 10, 2026, as presented. Commissioner Yoder seconded the motion. The motion carried unanimously.

V. Announcements/Updates:

1. Proclamation - National Public Safety Telecommunicator Week

The Board presented a Proclamation recognizing National Public Safety Telecommunicators Week, honoring the dedicated professionals of Peach County E911. The Proclamation acknowledged their critical role as the first point of contact in emergencies, their support of law enforcement, fire, and emergency medical services, and their continued professionalism, compassion, and commitment to protecting the lives and property of Peach County citizens.

2. Proclamation - Safe Digging Month

The Board presented a Proclamation recognizing April 2026 as Safe Digging Month in Peach County. The Proclamation highlighted the importance of contacting 811 before digging to prevent damage to underground utilities, reduce service disruptions, and protect public safety. It also recognized the efforts of the Greater Houston County Utility Coordinating Committee in promoting damage prevention and encouraged all residents and contractors to practice safe digging to help keep the county's infrastructure safe and connected.

3. Proclamation - 2026 Battle of Byron Festival

The Board presented a Proclamation recognizing and celebrating the 2026 Battle of Byron Festival. The Proclamation acknowledged the festival's origins in 1979 as part of the Governor's Project Competition, the vision of former City Clerk Frances McDaniel, and its growth into a well-attended and cherished

community event. It also recognized the festival's role in promoting civic pride, strengthening community connections, and highlighting the unique character of the City of Byron and Peach County, while commending the organizers, volunteers, and community members who contribute to its continued success.

4. Transportation Special Purpose Local Option Sales Tax (TSPLOST) - Early Voting

Chairman Lewis advised that the upcoming ballot includes the renewal of the County's Transportation Special Purpose Local Option Sales Tax (TSPLOST). He noted that the County has identified a list of proposed road improvement projects for the next five (5) to six (6) years and encouraged citizens to visit the County website for more information prior to voting. He also stated that the website includes a list of projects completed under the previous TSPLOST.

VI. Appearances:

1. Troy Bice - Citizen Concerns - Code Enforcement

Troy Bice appeared before the Board to address concerns regarding Code Enforcement, specifically a parking ordinance for which he was recently cited. Mr. Bice stated that he is an over-the-road truck driver and that he purchased his property because it provided sufficient space to park his truck off the pavement near the edge of the roadway. He explained that due to the ditch line, he is unable to access his yard to park the truck and trailer.

Mr. Bice advised that his employer requires him to keep the truck at his personal property or at the company's main terminal in Omaha, Nebraska, which are considered secure locations. He stated that, as a result of the ordinance, he left his prior employer and accepted a new position that allows him to commute to a terminal location, resulting in a reduction in pay of approximately ten (10) cents per mile. He further noted that he received a citation in the amount of \$638.00, which he stated has created financial hardship.

Mr. Bice stated that he previously attempted to attend a meeting in September 2025 but was provided the incorrect date. He also referenced his court appearance regarding the citation, stating that he was not given an opportunity to present documentation or concerns. He further stated that he has been informed that the County considers approximately twenty (20) feet from the roadway as right-of-way or easement, and that he has obtained estimates for constructing access over the ditch line to park on his property; however, he described the costs as excessive.

Mr. Bice stated that he measured and marked the area and believes the twenty (20) foot right-of-way extends across the ditch line. He noted that he is only home approximately one (1) month out of the year and that his parking location does not obstruct traffic. He stated that the issue was first addressed in August 2025 by Chief Marshal Todd Shepherd and that he had not previously been made aware of the ordinance when he purchased the property approximately five (5) years ago, despite the ordinance taking effect in March 2019.

Mr. Bice expressed concerns regarding safety and security at nearby truck terminals and stated that he is responsible for the security of the truck and trailer while in his possession. He indicated that he is currently forced to leave the truck in Troy, Alabama, due to being unable to park at his residence.

Mr. Bice requested consideration of a variance to allow temporary parking at his property when he is home to avoid further violations or employment consequences. He also requested that the Board consider amending the ordinance, stating that the area is not heavily trafficked and that he is not aware of any complaints regarding his parking.

Commissioner Moseley stated that he is sympathetic to Mr. Bice's situation; however, the County receives numerous complaints regarding similar issues. He noted that there are liability concerns as well, including road erosion and other impacts, and emphasized that several factors must be considered when making such decisions. Commissioner Moseley added that the Board has a responsibility to protect taxpayer resources when addressing these matters.

Chairman Lewis stated that the County must be careful not to make exceptions for individual cases. He noted that neighborhood roads are often too narrow to safely accommodate large commercial trucks and that the issue presents both safety and aesthetic concerns. Chairman Lewis stated that the expectation is for vehicles to be parked on the owner's property when possible and that this requirement is not unreasonable. He also advised that the County cannot make improvements to private property, referencing Mr. Bice's inquiry about resolving access and paving issues.

The Board expressed sympathy for Mr. Bice's situation but indicated there is limited action that can be taken.

Mr. Bice expressed frustration that government regulations do not adequately accommodate the trucking industry.

Vice-Chairwoman Hill stated that the ordinance was enacted due to a high number of semi-trucks being parked on neighborhood roads and that action was necessary to address the issue.

Chairman Lewis thanked Mr. Bice for his comments and reiterated the County's responsibility to protect public safety and maintain county roadways.

2. Michael Hatcher - Cobblestone Crossing Home Owners Association (HOA)

Michael Hatcher approached the Board and advised that he serves as President of the Cobblestone Crossing Homeowners Association. He stated that the community is located on the Peach and Houston County line and expressed concerns regarding ongoing development and infrastructure activity surrounding the neighborhood. Mr. Hatcher stated that the community feels "under assault" due to what he described as unregulated expansion and construction occurring immediately north and west of the subdivision.

Mr. Hatcher further advised that a utility company is currently performing work throughout the neighborhood that residents believe is unnecessary and unwanted. He stated that, although the work is being conducted within the utility right-of-way, it has caused damage to internet connections and sprinkler systems and created significant inconvenience for residents. He also expressed concerns regarding heavy equipment and large construction vehicles traveling through the neighborhood, stating that the roads were not designed to accommodate such weight and that speeding has become an issue.

Mr. Hatcher noted that Cobblestone Crossing is primarily a retirement community with an average resident age of over seventy-two (72) years old. He raised concerns regarding emergency response and 911 operations, stating that calls placed to 911 are initially routed to Peach County due to the

community's location but are then placed on hold and transferred to Houston County. He expressed concern that this process delays emergency response and creates unnecessary safety risks.

Mr. Hatcher stated that medical emergencies should be routed to the nearest medical facility, which he identified as Peach County Hospital, located approximately two (2) miles away, rather than to Emory facilities located farther away through Warner Robins traffic. He acknowledged that the Warner Robins Fire Department generally responds within approximately five (5) minutes when notified.

Mr. Hatcher referenced a recent incident in which a resident fell while walking her dog. He stated that emergency responders did not arrive for approximately twenty-six (26) minutes because Peach and Houston County dispatchers were determining jurisdictional responsibility. He further stated that Peach County EMS personnel later advised they had only received the call approximately ten (10) minutes prior to arrival. Mr. Hatcher emphasized that improvements are needed to address the issue.

Mr. Hatcher advised that he has discussed these concerns with the City Administrator of Warner Robins, noting that residents pay taxes to the City and are annexed into Warner Robins. He stated that the City Administrator advised him that he is working with Jillian Bowen, Peach County Administrator, to address the 911 routing concerns and ensure medical emergencies are directed to the nearest appropriate medical facility. Mr. Hatcher also stated that Warner Robins is exploring the possibility of establishing a joint response facility at the industrial park on Highway 41 to improve emergency response times. He advised that the Cobblestone Crossing Homeowners Association Board would like to participate in discussions regarding the proposed facility and assist in identifying solutions.

Mr. Hatcher also expressed concerns regarding what he described as a lack of service from the Peach County Sheriff's Office. Although acknowledging that there is joint jurisdiction within the area, he stated that the community is located in Peach County and residents feel they are receiving little to no support or services from Peach County law enforcement. He stated that residents feel as though they are "in no man's land."

Mr. Hatcher advised that several residents in attendance would like to meet with Chairman Lewis and Commissioner Yoder to further discuss these concerns and explore ways to assist during the process. Chairman Lewis and Commissioner Yoder expressed their willingness to meet with the residents. Chairman Lewis further stated that EMS calls originating from the area should be handled by Peach County and advised that the matter would be addressed.

VII. Old Business:

VIII. New Business:

1. Todd Shepherd - Chief County Marshal

i. Business License Presentation - Bella Rosa Circa 1910

Todd Shepherd, Chief County Marshal, presented a business license application for Bella Rosa Circa 1910, an event venue located at 85 Lakeview Road in Fort Valley. He advised that the property consists of approximately five (5) acres, is zoned R-AG, and is currently under new management. Commissioner

Moseley made a motion to approve the business license application as presented. Commissioner Yoder seconded the motion. The motion carried unanimously.

ii. Business License Presentation - J&K's Precision Lawn Care

Todd Shepherd, Chief County Marshal, presented a business license application for J&K's Precision Lawn Care, located at 2926 Peach Parkway in Fort Valley. He advised that the property is zoned for commercial business use. Commissioner Yoder made a motion to approve the business license application as presented. Vice-Chairwoman Hill seconded the motion, and the motion carried unanimously.

2. Janet Smith - Finance Director - SpyGlass Technology Snapshot Audit

Janet Smith, Finance Director, presented information regarding the SpyGlass Technology Snapshot Audit program. Ms. Smith advised that the company contacted her regarding services they provide to review technology and telecommunications expenses to determine whether local governments are being accurately charged by service providers. She explained that SpyGlass compares charges and fees with those of other governmental entities and reviews telephone billing expenses for potential savings opportunities.

Ms. Smith stated that the process would involve submitting approximately two (2) months of telephone bills for review. If potential savings or billing discrepancies are identified, the County could then decide whether to implement the recommended changes. She further explained that, under the company's fee structure, the County would pay SpyGlass an amount equivalent to one (1) year of the realized savings.

Ms. Smith advised that, should the Board wish to move forward, she would provide the agreement and supporting documentation to the County Attorney for review.

Chairman Lewis stated that he would like for the County's Information Technology Director and County Attorney to review the proposal before any further action is taken, after which Ms. Smith could return the matter to the Board if everything appears satisfactory.

Commissioner Howell asked whether there are other companies that provide similar auditing services and how the County could compare potential savings opportunities among providers.

Following discussion, the Board agreed to have the Information Technology Director and County Attorney review the documentation. Commissioner Moseley made a motion to table the matter. Commissioner Howell seconded the motion, and the motion carried unanimously.

IX. Executive Session:

Commissioner Moseley made a motion to go into Executive Session at 7:03 p.m. Commissioner Howell seconded the motion. The motion carried unanimously.

1. Board Reappointments (2) - Central Georgia Joint Regional Development Authority
Commissioner Howell made a motion to reappoint B.J. Walker and Albert O'Bryant to the Central Georgia Joint Development Authority for four (4) year terms. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

2. Board Reappointments (2) - Joint Development Authority

Commissioner Yoder made a motion to reappoint David Cleveland and Tate Reddick to the Joint Development Authority for two (2) year terms. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

3. Personnel Matter #1

i. Commissioner Moseley made a motion to approve a pay increase of \$5.88, authorize backpay in the amount of \$7,066.29, and approve release of the matter to the County Attorney as presented.

Commissioner Howell seconded the motion. The motion carried unanimously.

ii. Commissioner Howell made a motion to authorize Human Resources (HR) to adjust the Emergency Medical Services (EMS) Supervisor positions to align with the established pay scale. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

4. Personnel Matter #2

i. Vice-Chairwoman Hill made a motion to approve the Resolution to amend the Association of County Commissioners of Georgia (ACCG) Defined Benefit Plan for the 401(a). Commissioner Howell seconded the motion. The motion carried unanimously.

ii. Vice-Chairwoman Hill made a motion to approve the Resolution to exempt the County Administrator from the County Retirement Plan. Commissioner Howell seconded the motion. The motion carried unanimously.

iii. Vice-Chairwoman Hill made a motion to opt-in to the ACCG 401(a) Plan. Commissioner Howell seconded the motion. The motion carried unanimously.

iv. Commissioner Moseley made a motion to adopt the ACCG 401(a) Defined Contribution Plan. Commissioner Yoder seconded the motion. The motion carried unanimously.

5. Personnel Matter #3

Commissioner Howell made a motion to approve the Buildings Supervisor position for the Jail. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

6. Attorney/Client Privilege #1

Commissioner Moseley made a motion to approve the \$40,000.00 settlement for the Sledge Properties and approved the easement for Tony's Way. Commissioner Yoder seconded the motion. The motion carried unanimously.

7. Attorney/Client Privilege #2

Commissioner Howell made a motion to approve the Chairman's execution of the Memorandum of Understanding for Project Bacon. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

8. Attorney/Client Privilege #3

i. Vice-Chairwoman Hill made a motion to approve the Resolution for Sullivan Road (South) authorizing additional payments for property acquisitions in the amount of \$59,850.00. Commissioner Moseley seconded the motion. The motion carried unanimously.

X. Adjourn:

Commissioner Moseley made a motion to come out of Executive Session at 9:18 p.m. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

Commissioner Howell made a motion to adjourn at 9:26 p.m. Commissioner Moseley seconded the motion. The motion carried unanimously.