

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
APRIL 2023**

APRIL 11, 2023 MEETING:

Chairman Usry led the Pledge of Allegiance and led the invocation.

Call to Order: Chairman Usry called the meeting to order at 5:00 p.m.

Roll Call: Commissioners Deering, Smith, Lindsey, Filice and Chairman Usry were present. Also present was County Manager Byron Lombard.

Minutes: The Chairman inquired with the Commissioners to determine if any corrections were necessary for the minutes under consideration for approval. Commissioner Lindsey motioned to approve the Minutes from the March 2, 2023 Called Meeting. Commissioner Smith seconded. Motion carried unanimously.

Petitions & Communications:

Comprehensive Plan Public Hearing and Presentation: Blue Cypress Consulting's Amanda Hatton provided an overview of the draft Comprehensive Plan, and Commissioner Filice added his thoughts and presented ideas for various next steps. As for the public hearing, Annette Obanion spoke concerning the Future Development Map and encouraged the Board to consider how the Plan can inform future goals and objectives. With no further discussion, Commissioner Smith motioned to transmit the draft Comprehensive Plan documents for regional review. Commissioner Deering seconded. Chairman Usry thanked Blue Cypress for their efforts and was appreciative of all the citizens' input along the way. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Conditional Use Request – Cheves Family Partnership, LLC, Recreational Campground: The Board reviewed a request seeking Conditional Use approval for a recreational campground on 485.54 acres zoned A1 at 6641 Union Point Highway. Commissioner Lindsey motioned to approve the Conditional Use request applying to 485.54 acres identified as parcel number 140-0-00-009-C located at 6641 Union Point Highway submitted by Cheves Family Partnership, LLC for a recreational campground that is to be limited to six tent-camping sites only to be used in conjunction with the on-site wedding venue. Commissioner Filice seconded. Motion carried unanimously.

Consideration of a Final Plat Request – Pulte Home Company, LLC, Del Webb at Lake Oconee, Phase II, Unit VI – Parcel 16B: The Board reviewed a request seeking Final Plat Approval for 29 lots to be created from 10.286 acres. The property is located in the Del Webb at Lake Oconee Development and is zoned PUD. Commissioner Smith motioned to approve the Final Plat Request submitted by Pulte Home Company, LLC, for Del Webb at Lake Oconee, Phase II, Unit VI, Parcel 16B, creating 29 lots from 10.286 acres. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Preliminary Plat Request – Pulte Home Company, LLC, Del Webb at Lake Oconee, Phase III, Parcel 18: The Board reviewed a request seeking Preliminary Plat Approval for 117 lots to be created from 52.62 acres. The property is located in the Del Webb at Lake Oconee Development and is zoned PUD. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by Pulte Home Company, LLC, for Del Webb at Lake Oconee, Phase III, Parcel 18, creating 117 lots from 52.62 acres. Commissioner Smith seconded. Motion carried unanimously.

Consideration of a Final Plat Request – Oconee Land Development Company, LLC, Horseshoe Bend, Section IVA: The Board reviewed a request seeking Final Plat

Approval for 2 lots from 1.24 acres. The property is located in the Reynolds Lake Oconee Development and is zoned PUD. Commissioner Filice motioned to approve the Final Plat Request submitted by Oconee Land Development Company, LLC, for Horseshoe Bend, Section IVA, creating 2 lots from 1.24 acres. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Preliminary Plat Request – Oconee Land Development Company, LLC, Richland Terrace, Section I: The Board reviewed a request seeking Preliminary Plat Approval for 13 lots to be created from 15.39 acres. The property is located in the Reynolds Lake Oconee Development and is zoned PUD. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by Oconee Land Development Company, LLC, for Richland Terrace, Section I, creating 13 lots from 15.39 acres. Commissioner Deering seconded. Motion carried unanimously.

Business Items:

Consideration of an Alcoholic Beverage License Request – Table at the Lake: The Board received background information that a restaurant Table at the Lake is opening and the owner desires to obtain an Alcoholic Beverage License. Commissioner Filice motioned to approve an alcoholic beverage license for consumption on the premises for liquor, beer, and wine, for Table at the Lake Operating Company, LLC, doing business as Table at the Lake, located at 1010 Cowles Clinic Way, Greensboro, Georgia, in the name of Jon F. Altizer-Bieger as the holder of the License, conditioned upon the issuance of a Certificate of Occupancy and receipt of the Food Services Permit from the Health Department. Commissioner Deering seconded. Motion carried unanimously.

Consideration of an Appointment to the Board of Tax Assessors: The Board received background information that the term of Nicholas Antone on the Board of Tax Assessors expires May 31, 2023. Commissioner Smith motioned to appoint Nicholas Antone to the Greene County Board of Tax Assessors for a three-year term beginning June 1, 2023 and ending May 31, 2026. Commissioner Deering seconded. Motion carried unanimously.

Consideration of an Appointment to the Planning & Zoning Commission: The Board received background information that the term of Jim Lynch on the Planning & Zoning Commission expires April 22, 2023. Commissioner Filice motioned to appoint Jim Lynch to the Greene County Planning & Zoning Board as the District 4 representative for a three-year term beginning April 23, 2023 and ending April 22, 2026. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of the Solid Waste Services Contract Extension: The Board received background information that the current contract with the solid waste vendor expires April 30, 2023 and that a contract extension was prepared for the Board's consideration. Commissioner Deering motioned to approve the Second Amendment to the Collection and Disposal of Municipal Solid Waste Agreement between the Greene County Board of Commissioners and Waste Management. Commissioner Lindsey seconded. There was general discussion amongst the Commissioners and County Manager regarding the County's increased costs relative to other counties, contract length terms, and other provisions changed in the contract extension. Motion carried unanimously.

Consideration of a Resolution Amending the Defined Benefit Program: The Board received background information that a proposal was prepared to improve the Defined Benefit Plan per previous discussion. Commissioner Lindsey motioned to approve to approve Resolution Number 2023.4.11(a) to Amend the Adoption Agreement for the ACCG Defined Benefit Plan for Greene County Employees, and to waive the reading of the Resolution. Commissioner Filice seconded. Motion carried unanimously.

Consideration of a Commemorative Marker Policy: The Board received background information that a policy was drafted covering the placement of commemorative markers in the Courthouse lawn. Commissioner Deering motioned to approve the Courthouse Commemorative Marker Policy. Commissioner Lindsey seconded. Chairman Usry

thanked the Gresham family for working with County on the policy and their efforts to honor Tap Gresham. Motion carried unanimously.

Consideration of a Resolution Abandoning a Segment of Roadway – Hutchinson Grove Road: The Board received background information that the unimproved segment of Hutchinson Grove Road that extends in a southerly direction from the Richland Connector has been identified for abandonment given the road no longer serves a substantial public purpose. A public hearing was held, with the road segment's landowners speaking in favor of abandonment and other speakers sharing various concerns. Commissioner Deering motioned to adopt Resolution Number 2023.4.11(b), A Resolution of Road Abandonment by the Board of Commissioners, and to waive the reading of the Resolution. Commissioner Filice seconded. Motion carried unanimously.

Consideration of the ARP Senior Center Contract with the NEGRC: The Board received background information that additional funding from the American Rescue Plan continues to be distributed for Senior Center programs, and the Regional Commission prepared a contract for receiving said funding and related services. Commissioner Smith motioned to approve the Fiscal Year 2023 American Rescue Plan Contract for the Senior Center between the Northeast Georgia Regional Commission and the Greene County Board of Commissioners. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Resolution Joining Additional National Opioid Settlement: The Board received background information that an another settlement related to opioid litigation has been reached between Georgia and distributors and that the Board must approve joining the litigation to receive any monies. Commissioner Filice motioned to approve Resolution Number 2023.4.11(c) agreeing to participate in the National TEVA, Allergen, CVS, Walgreens, and WalMart settlements, and to waive the reading of the Resolution. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Resolution Authorizing a Contract for Water Service to a County Facility: The Board received background information that a resolution authorizing a contract to extend water across the Richland Connector to service the County Emergency Services Facility and interconnect water systems was prepared for the Board's consideration. Commissioner Deering motioned to approve Resolution Number 2023.4.11(d) authorizing a contract for water utility service, and to waive the reading of the Resolution. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of Planning Services to Update the Hazard Mitigation Plan: The Commissioners received background information concerning the need to update the Greene County Hazard Mitigation Plan. Commissioner Lindsey motioned to approve the necessary budget adjustments to recognize grant funding for the Hazard Mitigation Plan update, along with the corresponding expenses to utilize Lux Mitigation and Planning Corporation to assist the County in completing the required update. Commissioner Smith asked about the match requirements, and County Manager Lombard advised that the County's match has generally been staff time related to the plan update and review process. Commissioner Filice seconded. Motion carried unanimously.

Consideration of a TSPLOST Expenditure – Hydro-Seeder: The Board received background information that the Public Works Department is seeking to obtain a piece of equipment that will aid in seeding/strawing road shoulders, cleaning out cross-drains and performing other functions. Commissioner Lindsey motioned to approve the necessary budget adjustments in the TSPLOST Fund to purchase a Bowie Victor 800 Hydro-Mulcher. Commissioner Deering seconded. Motion carried unanimously.

Consideration of TSPLOST Consultant Services: The Board received background information that consultant services are desired to aid the County with bridge and guardrail inspections, prioritizing related work, and developing bid documents. After initial pricing from one engineering firm was deemed too high, lower pricing from another consultant was sought. Commissioner Lindsey motioned to approve the use of Pavement Preservation Techniques as the TSPLOST consultant with a not-to-exceed budget of \$20,000.00 to be paid from the TSPLOST Fund. Commissioner Deering

seconded. There was general discussion about known guardrail locations with recurring issues and details of the consultant's scope of services. Motion carried unanimously.

Consideration of a Budget Adjustment – ARPA funds for PILT Program: The Board received background information that the County received additional funds from the Local Assistance and Tribal Consistency Fund and that the funds were used to reimburse the County for salaries and related expenses in the Road Department. Commissioner Smith motioned to approve the budget adjustment to recognize the American Rescue Plan funding in the amount of \$104,889.00 with corresponding expenses for the 2023 Fiscal Year as presented. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of an Intergovernmental Agreement – Woodville, Firefly Trail: The Board received background information that the City of Woodville's funding commitment to construct the Firefly Trail project in the city limits fell short of actual expenses. The PATH foundation agreed to donate sufficient funds to make up the shortfall and complete the project, and the County has the resources to help with the in-kind work required of the City. Commissioner Lindsey motioned to approve the Intergovernmental Agreement between the Board of Commissioners and the City of Woodville covering specified, limited public works construction services to benefit the Firefly Trail Project. Commissioner Deering seconded. Commissioner Lindsey thanked County Manager Lombard for his efforts on the project, as well as the Commissioners' support of the project. He also commended the Public Works department for assisting in the project. Chairman Usry echoed those comments and looked forward to the trail being open and available to the community. There was general discussion concerning what portions of existing sidewalk are part of the Firefly Trail, as well as ATVs and other vehicles trying to use the Trail. Motion carried unanimously.

Executive Session: None

Commissioner's Report:

District One Commissioner Deering reported that she attended her first Board of Health meeting and will keep the Commissioners updated.

Chairman Usry reported that two departments were recognized the past week. Greene County EMS was named the Georgia Emergency Medical Service of the Year by the Georgia EMS Association. And the Greene County Building & Zoning Office was named the Local Issuing Authority of the Year by the Georgia Soil & Water Conservation Commission.

Adjournment: Chairman Usry adjourned the meeting at 6:12 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 9th day of May, 2023.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Ernie Filice, Commissioner