

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
SEPTEMBER 2023**

SEPTEMBER 12, 2023 MEETING:

Chairman Usry led the Pledge of Allegiance and the invocation.

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

Roll Call: Commissioners Deering, Smith, 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 Smith motioned to approve the Minutes from the August 2023 Regular Monthly Meeting, and the September 1, 2023 Called Meeting. Commissioner Filice seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Rezoning Request – Southwyck Homes, LLC, Madison Hwy: The Commissioners received background information regarding the Rezoning Request submitted by Southwyck Homes, and the applicant's attorney Dick Schmidt spoke in support of the request. Commissioner Smith asked the applicant about some negative Better Business Bureau complaints filed against the applicant, and Schmidt said that the complaints were related to COVID-related supply chain issues. Commissioner Smith motioned to approve the rezoning request submitted by Southwyck Homes, LLC amending the Zoning to PUD for the three parcels totaling 314.36 acres identified as tax map and parcel numbers 031-0-00-002-0, 031-0-00-002-B, and 031-0-00-003-0 located on Madison Highway under the conditions that the density does not exceed 1.78 units per acre, the open space is at least 35%, short-term rental are prohibited, the minimum lot size is 7,000 square feet, and the community is age-restricted. Commissioner Deering seconded. Motion carried unanimously.

Business Items:

Consideration of a Resolution Adopting Fire Department Agreements: The Commissioners were informed that the framework whereby the contracts for the private, non-profit fire departments are addressed annually with the County's fiscal year. The contracts establish the legal mechanism through which the County can provide these entities funding through the tax districts. The Agreements with the volunteer departments include Greshamville, Walker Church, and Liberty. Commissioner Deering motioned to approve Resolution Number 2023.9.12(a) Adopting Agreements with Private, Non-Profit Fire Departments, and to waive the reading of the Resolution. Commissioner Smith seconded. Motion carried unanimously.

Consideration of a Resolution Authorizing a Contract for Services with the Historical Society: The Board received background information that the approved FY2024 Budget allocated \$4,000.00 to provide funding support to the Greene County Historical Society to facilitate their role in storing, archiving, and handling historically significant items owned by Greene County. In order to distribute the funding allocation, a contract is required. Commissioner Filice motioned to adopt Resolution Number 2023.9.12(b) authorizing the execution of a contract with the Greene County Historical Society, Inc., and to waive the reading of the Resolution. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Resolution Authorizing the 5311 Transit Program: The Board received background information regarding the annual application for federal assistance

for the County's transit program. Commissioner Deering motioned to adopt the Resolution 2023.9.12(c) authorizing the filing of an application with the Georgia Department of Transportation and the United States Department of Transportation for a grant for public assistance under Section 5311 of the Federal Transit Laws under Chapter 53 of Title 49 of the United States Code for the annual operating and capital assistance for the Section 5311 Transportation Program, and to waive the reading of the Resolution. Commissioner Smith seconded. Commissioner Smith commented that the County's third party operator Rural Georgia Transit is doing a very good job managing the transit program compared to prior operators. Motion carried unanimously.

Consideration of a Resolution Declaring Certain Property as Surplus: The Board reviewed a list of items that have been identified as surplus property based on the age, condition, lack of use, or other factors that render the property no longer serviceable to the County. Commissioner Smith motioned to adopt Resolution Number 2023.9.12(d) declaring certain property as surplus property, and to waive the reading of the Resolution. Commissioner Filice seconded. Motion carried unanimously.

Consideration of Revisions to the Greene County Personnel Policies and Procedures Manual: The Board received background information that the effort to revise and update the Personnel Policies and Procedures manual had been completed and undergone legal review. Commissioner Filice motioned to approve the revisions to the Greene County Personnel Policies and Procedures Manual making the revisions effective October 1, 2023. Commissioner Deering seconded. Motion carried unanimously.

Consideration of Budget Adjustments: The Board received a listing of the necessary budget adjustments in preparation for the annual audit. Commissioner Deering motioned to approve the necessary budget adjustments for the 2023 Fiscal Year as detailed on the submitted budget amendment forms. Commissioner Filice seconded. County Manager Lombard went through each adjustment to provide additional background information. Motion carried unanimously.

Consideration of the Ratification of Property Acquisition: The Board received background information that the acquisition of the 52.32-acre tract adjacent to the Recreation Complex was ready for ratification by the Board. Commissioner Filice motioned to ratify the purchase of the 52.32 acres, more or less, of real property identified as Tax Parcel Number 1050000690 and being located on Old Union Point Road adjacent to the Greene County Recreation Complex for the purchase price of \$287,000.00. Commissioner Smith seconded. Motion carried unanimously.

Consideration of the Fiscal Year 2024 Contract for the Senior Center: The Board was informed that the County enters into contracts annually with the Northeast Georgia Regional Commission for the funding of the Senior Center programs. Commissioner Deering motioned approve the Fiscal Year 2024 Aging Services Contract between the Northeast Georgia Regional Commission and the Greene County Board of Commissioners. Commissioner Smith seconded. Motion carried unanimously.

Executive Session: None

Commissioner's Reports:

District Two Commissioner Smith reported that the millage rate was reduced again this year and added that 29 percent of the taxes collected go to the Board of Commissioners.

District Four Commissioner Filice gave a report concerning the State of Georgia's sales ratio study of Greene County and recognized Chief Appraiser Debbie Moreno for her work in leading the Greene County's Assessor's Office.

Adjournment: Chairman Usry adjourned the meeting at 5:29 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 10th day of October, 2023.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Ernie Filice, Commissioner