

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
FEBRUARY 2024**

FEBRUARY 13, 2024 MEETING:

Chairman Usry led the Pledge of Allegiance and the invocation led by Shiloh Baptist Church's Pastor Peter White.

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 Smith motioned to approve the Minutes from the January 2024 Regular Monthly Meeting. Commissioner Filice seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Rezoning Request – Lake Oconee Estates & Beach Club, LLC, Veazey Connector: The Commissioners reviewed a request seeking rezoning of 264 acres located on the Veazey Connector to amend the zoning from A1 & LR1 to PUD. The Planning & Zoning Commission reviewed the request, conducted a Public Hearing on the request, and voted to recommend approval that is conditioned upon proof of a water and wastewater system to service the development that complies with County Code. Commissioner Deering motioned to conditionally approve the rezoning request submitted for tax map and parcel number 091-0-00-011-B amending the Zoning from A1 & LR1 to PUD for the 264 acre tract located on the Veazey Connector whereby the rezoning shall become effective upon the submittal of an approved community water and wastewater system to service the development that complies with County Code as confirmed by the Building Official. Commissioner Lindsey seconded. Commissioner Lindsey asked whether the development went down to the wetlands area, and there was general discussion with the applicant's representative about wetlands, location of homes in the development, and phases of construction. Motion carried unanimously.

Business Items:

Consideration of an Alcoholic Beverage License Request – Café at Durhamtown The Board received background information that a new restaurant is set open in place of the existing restaurant Bevelyn's at Durhamtown and the operator desires to continue serving alcoholic beverages. Commissioner Smith motioned to approve an alcoholic beverage license for consumption on the premises for liquor, beer, and wine, for the Café at Durhamtown, located at 2350 Randolph Church Road, Union Point, Georgia, in the name of Russell T. McCommons as the holder of the License. Commissioner Deering seconded. Commissioners Filice recommended tabling the motion and asking the applicant to apply for a conditional use and otherwise conform with regulations. Motion to table died for lack of a second. There was general discussion surrounding Durhamtown's approved conditional use and whether all conditions of the conditional use have been met and the extent to whether that should affect the requested alcoholic beverage license. Motion to approve the license carried 4-1 with Commissioner Smith, Usry, Deering and Lindsey voting in favor and Commissioner Filice opposed.

Consideration of an Amendment to the Aging Services Contract: The Board received background information that the County approves contracts annually with the Northeast Georgia Regional Commission for the funding of the Senior Center programs. Commissioner Lindsey motioned to approve the Amendment to the FY2024 Aging Services Contract between the Northeast Georgia Regional Commission and the Greene County Board of Commissioners that provides an increase in funding for meals through

the Senior Center, and to authorize necessary budget adjustments to account for the increased revenue and corresponding expenses. Commissioner Filice seconded. Motion carried unanimously.

Consideration of an Amendment to the Senior Center American Rescue Plan

Contract: 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 an amendment to the previously approved contract. Commissioner Filice motioned to approve the Amendment to the Senior Center American Rescue Plan Contract between the Northeast Georgia Regional Commission and the Greene County Board of Commissioners that reallocates unused funding from the 2023 State Fiscal Year for Congregate Meals, and to authorize necessary budget adjustments to account for the increased revenue and corresponding expenses. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of Budget Adjustment - Elections: The Board received background information that the Elections Director desires funding to acquire booths and privacy screens for the Annex Voting Room. Commissioner Deering motioned to approve the necessary budget adjustments to reallocate the \$1,500.00 approved for electrical work this past November, and an additional allocation from contingency necessary to fund the purchase of voting booths and privacy screens for the Annex Voting Room. Commissioner Smith seconded. Motion carried unanimously.

Consideration of a Budget Adjustment – Jail Renovation Project: The Board received background information that three contractors submitted proposals and staff recommends choosing Dublin Construction Company based on their prior experience in working on jail construction and renovation projects. Commissioner Lindsey motioned to approve the necessary budget adjustments to utilize prior year fund balance of the General Fund to proceed with the Jail Renovation Project including the ancillary costs necessary to manage and accomplish the Project, and to award the Project to Dublin Construction Company. Commissioner Filice seconded. There was general discussion about Morgan County housing Greene County’s inmates during the renovation, as well as timing of when construction would begin. Motion carried unanimously.

Consideration of a Budget Adjustment – Tax Digest Software: The Board received background information that the Tax Commissioner seeks to change software vendors for tax digest and collections from TBS/Harris to Georgia Tax Collection System (GA-TCS). Commissioner Deering motioned to approve the necessary budget adjustments to reallocate funding available in personnel expenses in the Tax Commissioner’s Budget to fund the implementation of the GA-TCS Software package. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Budget Adjustment – Sheriff’s Office Flock Cameras: The Board received background information that the Sheriff is requesting a budget adjustment for the purchase of Flock cameras. Commissioner Filice motioned to approve the necessary budget adjustments to allocate \$21,900.00 from contingency to fund six Flock Cameras for the Sheriff’s Office. Commissioner Deering seconded. Motion carried unanimously.

Consideration of the Statewide Mutual Aid and Assistance Agreement: The Commissioners reviewed a request from GEMA involving the adoption of the Statewide Mutual Aid and Assistance Agreement. Commissioner Lindsey motioned to approve the Georgia Emergency Management Agency-Homeland Security Statewide Mutual Aid and Assistance Agreement. Commissioner Deering seconded. 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 2024.2.13 declaring certain property as surplus property, and to waive the reading of the Resolution. Commissioner Filice seconded. Motion carried unanimously.

Consideration of an Intergovernmental Agreement with the State of Georgia –

Radio System Use: The Board received background information that the Georgia State Patrol is seeking approval to program the Greene County Sheriff’s Office primary dispatch talk group into their radios for interoperability. Commissioner Smith motioned to approve the Intergovernmental Agreement between Greene County and the State of Georgia Department of Public Safety for the Use of Certain Channels and/or Talk Groups. Commissioner Deering seconded. Motion carried unanimously.

Consideration of an Intergovernmental Agreement with the City of Greensboro –

Animal Control: The Board received background information that the City of Greensboro has approved a revised intergovernmental agreement with the County for use of the Animal Control Facility. Commissioner Lindsey motioned to approve the Intergovernmental Agreement By and Between Greene County, Georgia, and the City of Greensboro regarding Animal Control Services making the Agreement effective on April 1, 2024 or upon the City obtaining its Animal Control License through the Georgia Department of Agriculture, whichever occurs later, and to authorize the necessary budget adjustments to the FY2024 Budget to account for the revenue and expenses associated with the Agreement including using a portion of the revenue to create part time positions for Animal Control. Commissioner Filice seconded. There was general discussion about the steps outlined and obtaining an Animal Control License. Motion carried unanimously.

Consideration of the Property Maintenance Code: The Board received background information that an ordinance was prepared to implement limited provisions of the Property Maintenance Code. Commissioner Smith motioned to adopt the Greene County Property Maintenance Ordinance, making the Ordinance effective upon adoption. Chairman Usry seconded. Commissioner Filice stated that he wished the proposed regulations were even stronger but that he would support what’s proposed as a starting framework. Commissioner Deering stated that she understood the concern over property values but opposes the proposed regulations and believes they would hurt longtime, poorer residents. There was general discussion over the proposed citations and fines and possible effect on rural areas. County staff then added context regarding existing regulations and spoke briefly about the limited regulations proposed for adoption. Commissioner Smith added that the regulations could be pulled back and amended as necessary. Motion carried 3-2 with Commissioner Smith, Usry, Filice voting in favor and Commissioner Deering and Lindsey opposed.

Commissioner’s Reports: Commissioner Smith and Chairman Usry both offered condolences to the family of Randy Purdy and expressed thanks for his service.

Adjournment: Chairman Usry adjourned the meeting at 5:56 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 12th day of March, 2024.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Ernie Filice, Commissioner