GREENE COUNTY BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING
NOVEMBER 2024

NOVEMBER 12, 2024 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, 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 October 2024 Regular Monthly Meeting, and the October 8, 2024 Called Meeting. Commissioner Lindsey seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Request from the Airabella Developer: The Commissioners received background information that the developer of the Airabella project requested approval to construct one of their townhome units to serve as a model display for sales purposes. During public comment, Annette Obanion spoke concerning whether the Airabella development would ultimately need a ladder truck and other public safety impacts. Commissioner Lindsey motioned to approve the request from the Airabella developer to build a four-unit townhome in Phase 1A as a model prior to the approval of the Final Plat. Commissioner Smith seconded. There was general discussion about the developer's plans and the typical nature of having model homes for a development of this scale. Motion carried unanimously.

Consideration of a Conditional Use Request for a Recreational Development off of Flat Rock Church Road: The Commissioners received background information that Mark Kimsey is seeking the issuance of a conditional use permit to develop and operate a recreational development consisting of a private golf and country club off of Flat Rock Church Road. There was general discussion about whether the developer would be pursuing a short-term rental overlay district, and it was noted that discussions with the applicant indicate they do not plan to come forward asking for said overlay district. Commissioner Deering motioned to approve the application for a conditional use permit for a recreational development located on parcel numbers 0950000010 & 0950000050 submitted by Mark Kimsey allowing all elements that are included in the application's project narrative, contingent upon the applicant providing proof of ownership with the parcels being combined into one parcel with all current easements maintained, and that no short-term rentals will be allowed within the development. Commissioner Lindsey seconded. Motion carried unanimously.

Business Items:

Consideration of an Alcoholic Beverage License Request – Metropolis Oconee, LLC: The Commissioners received background information that Deepak Kumar seeks to obtain a consumption license to serve liquor, beer, and wine at the new restaurant opening at 1000 Parkside Main, Suite 103 in Lake Oconee Village. Commissioner Filice motioned to approve an alcoholic beverage license for consumption on the premises for liquor, beer, and wine, for Metropolis, LLC, doing business as Metropolis, located at 1000 Parkside Main, Suite 103, Greensboro, Georgia, in the name of Deepak Kumar as the holder of the License. Commissioner Smith seconded. Motion carried unanimously.

Consideration of Appointment to the Northeast Georgia Aging Services Advisory Council: The Commissioners received background information that a letter from the

Northeast Georgia Area Agency on Aging requested that the Board appoint a representative from Greene County to the Northeast Georgia Aging Services Advisory Council. Commissioner Deering motioned to appoint Linda Kimbell to the Northeast Georgia Aging Services Advisory Council to represent Greene County. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of the Fiscal Year 2025 Contract for the Senior Center: The Commissioners received background information that the County enters into contracts annually with the Northeast Georgia Regional Commission for the funding of the Senior Center programs. Commissioner Smith motioned to approve the Fiscal Year 2025 Aging Services Contract between the Northeast Georgia Regional Commission and the Greene County Board of Commissioners. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of the Architectural Firm for the Senior Center Expansion Project: The Commissioners received background information that four architectural firms responded to the RFP to prepare a Preliminary Architectural Report (PAR) for the Senior Center Expansion Project and related CDBG Grant application. McCall & Associates submitted a bid willing to prepare the PAR at no charge, while the other firms' bids ranged from $8,000 to $15,000. Commissioner Lindsey motioned to award the architectural services to prepare the Preliminary Architectural Report for the Senior Center Expansion Project to McCall & Associates. Commissioner Smith seconded. Commissioner Smith asked about the firm's zero-cost bid, and County Manager Lombard advised that they were willing to submit the zero-cost bid in hopes that they could be the firm to design the project if the County is indeed awarded CDBG grant funding. Motion carried unanimously.

Consideration of a SPLOST Expenditure – Fee Proposal for Design Services for Recreation: The Commissioners received background information that the expansion of the Recreation Complex is now ready for the engineering design phase. Commissioner Lindsey motioned to approve the engineering design services proposal for the expansion of the Recreation Complex using SPLOST VII, and to approve budget adjustments within SPLOST VII to allocate funding for the engineering design services as an expenditure for recreation. Commissioner Smith seconded. There was general discussion about the scope, tentative site plans, sewer lift stations, and timing of when the construction phase will come back to the Board for consideration. Motion carried unanimously.

Consideration of a Resolution Approving the 2025 LMIG, SPLOST, and TSPLOST Projects: The Commissioners received background information that a list of various road projects had been prepared for Board consideration and that said list includes resurfacing paved roads, replacing cross-drains, shoulder building, and purchasing large capital items. Commissioner Deering motioned to approve Resolution Number 2024.11.12(a) approving the LMIG Project for 2025, TSPLOST expenditures, and SPLOST VII expenditures, and to waive the reading of the Resolution. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Resolution Approving Emergency Preparedness SPLOST Expenditures: The Commissioners received background information that a list of emergency preparedness expenditures had been prepared for Board consideration and that said list includes installing a backup power connection at the Recreation Complex gym, upsizing the Administration Building generator, adding backup power to a sewer lift station, acquiring a grapple boom truck, and changing out equipment at the EOC area generator to pull in some HVAC units. Commissioner Lindsey motioned to approve Resolution Number 2024.11.12(b) approving the Emergency Preparedness SPLOST VII Expenditures, and to waive the reading of the Resolution. Commissioner Deering seconded. Chairman Usry expressed support for the expenditures and acknowledged how fortunate Greene County was in being spared from the worst of Hurricane Helene. Motion carried unanimously.

Consideration of a Quitclaimed Parcels: The Commissioners received background information that an individual deeded two parcels to Greene County that he purchased during a tax sale, presumably hoping to stop paying taxes on the parcels. However, the County does not have to accept the parcels. Commissioner Smith motioned to reject the offer of dedication for parcels numbers W010000220 and W010000650 with proper notice to the grantor and the filing of deed cancellations on both parcels. Commissioner Deering seconded. There was general discussion as to what the owner of the parcels may do next. Motion carried unanimously.

Consideration of a Resolution Approving an Insolvent List of Tax Accounts: The Commissioners received background information that the Tax Commissioner identified seven tax accounts that remain in "under appeal" status and need to be resolved. Legal counsel reviewed the accounts and advised the accounts should be declared insolvent and removed from the system. Commissioner Deering motioned to approve Resolution Number 2024.11.12(c) authorizing the Insolvent List of the Greene County Tax Commissioner, and to waive the reading of the Resolution. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Budget Adjustment for a Cleaning Project: The Commissioners received background information that a quote was obtained to perform a deep cleaning of the common areas of the Courthouse in advance of a tour scheduled in December. Commissioner Deering motioned to approve the necessary budget adjustments to allocate $7,741.88 from contingency for a deep cleaning service in the common areas of the Courthouse. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Budget Adjustments – FY2024 Closeout Purposes: The Commissioners received background information that various budget adjustments for Fiscal Year 2024 were prepared for the Board's consideration. Commissioner Lindsey motioned to approve the necessary budget adjustments for the 2024 Fiscal Year as detailed on the submitted budget amendment forms. Commissioner Smith seconded. Motion carried unanimously.

Consideration of a Resolution Authorizing Participation in the ACCG-IRMA First Responder PTSD Program: The Commissioners received background information that House Bill 451 was signed into law and requires the County to provide its first responders with lump-sum and income replacement, in the form of long-term disability, for its first responders suffering from PTSD. Commissioner Deering motioned to approve Resolution Number 2024.11.12(d) authorizing participation in the ACCG-IRMA First Responder PTSD Program, and to waive the reading of the Resolution. Commissioner Lindsey seconded. Commissioner Smith asked about when the program would begin and its cost, and County Manager Lombard advised that it starts January 1st and the $17,000 expense was included in the budget. Motion carried unanimously.

Commissioner's Reports:

District Three Commissioner Lindsey reported that Burke Walker is retiring as Executive Director of the NEGRC and will be replaced by Eva Kennedy.

Chairman Usry recognized the veterans in attendance in and thanked them for their service.

Executive Session:

Adjournment: Chairman Usry adjourned the meeting at 5: 38 p.m.

Respectfully Submitted,

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Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 10th day of December, 2024.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Ernie Filice, Commissioner