

There being no further business to come before the Board at this Called meeting on this date, Commissioner Lewis moved to adjourn at 6:26 p.m. Commissioner Hill seconded the motion, and the motion carried unanimously.

Meeting adjourned.

May 10 2016
APPROVED:
[Signature]
CHAIRMAN

PEACH COUNTY
BOARD OF COMMISSIONERS
BY: [Signature]
COUNTY ADMINISTRATOR

WORK SESSION
Peach County Board of Commissioners
5:00 p.m., Tuesday, May 3, 2016

The Peach County Board of Commissioners held its regular monthly work session at 5:00 p.m., Tuesday, May 3, 2016, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all Commissioners except Commissioner Hill in attendance. Chairman Walker opened the work session and welcomed those present. The purpose of the work session was to discuss topics being considered for the regular monthly meeting to be held on May 10, 2016, as follows:

1. Public Works – Paul Schwindler
 - a. Approve Quote for North Peach Park Barn Multi-Purpose Room 16G
 - b. Advertise for Public Works Operations Manager
 - c. National Public Works Week Proclamation
 - d. Discuss Options to Meet Expected Level of Service for Yard Waste Pick-Up
 - e. Quote Approval/Budget Transfer – Replace Air Condenser – Transit Offices
2. Jeff Doles – Fire/EMA – Fire Safety Education Purchase Approval
3. Jeff Doles – Fire/EMA – Request to Bid Generator Transfer Switch for Station #3
4. Alfonzo Ford – EMS – Request to Fill Vacancy
5. W. L. Brown – Tax Commissioner – Request for Special Tax Sale
6. Commissioner Walter Smith – Fair Labor Standards Act
7. Commissioner Walter Smith – Defined Benefit Plan
8. Macon/Bibb – Public Defender Budget Meeting
9. Annette Crawford – Human Resources – Employee Benefit Renewals
10. Voting Precinct – Tulip Drive – Update
11. Request for Space – Spruce Street Complex
12. Property Purchase Discussion
13. Request to Donate Old Voting Machines to City of Byron Children’s Museum
14. David Parrish – Recreation – Budget Amendment
15. Finance – Michaela Jones
 - a. Georgia Department of Revenue – Motor Vehicle Division Highway Impact Fee
16. Additional Items To Be Placed on Regular Meeting Agenda
 - a. Public Hearings:
 - i. Rezoning Request – Houston Brown
 - ii. Rezoning Request – Archie Brass
 - b. Executive Session
 - i. Board Appointment – Library Board of Trustees
 - ii. Board Appointment – Tax Assessors
 - iii. Board Appointment – Planning & Zoning
 - iv. Board Appointment – Georgia Small Business Lender
 - v. Board Appointments – Central GA Joint Development Authority
17. Setting Meeting Agenda & Consent Agenda for Regular Meeting on May 10, 2016.

The work session adjourned at 6:33 p.m.

[Signature] 5-4-2016
COUNTY ADMINISTRATOR Date

PEACH COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MAY 10, 2016

The Peach County Board of Commissioners held its regular meeting at 6:00 p.m., Tuesday, May 10, 2016, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all members in attendance. Chairman Walker called the meeting to order, and Vice Chairman Moseley opened with prayer. Chairman Walker led the Pledge of Allegiance to the Flag and welcomed those present.

CONSENT AGENDA – May 10, 2016:

1. Quote Approval for North Peach Park Barn Multi-Purpose Room - Public Works: Paul Schwindler, Public Works Director, advised that quotes were received from the following contractors to remodel the multi-purpose room in the barn located at North Peach Park.

- H&H Contractors	\$8,345.00
- Tommy Gibson Builders	\$9,522.00
- Kelly & Sons Construction	No Response

The remodeling repairs include sheet rock repair, interior ceiling repair, miscellaneous door repair, new flooring, and complete interior paint. Mr. Schwindler has recommended that the Board accept the low quote from H&H Contractors in the amount of \$8,345.00.

ACTION REQUESTED: To approve the recommendation from Paul Schwindler, Public Works Director, to accept the low quote from H&H Contractors in the amount of \$8,345.00, to remodel the multi-purpose room in the barn located at North Peach Park.

2. Request to Advertise the Operations and Facilities Manager Position - Public Works: Paul Schwindler, Public Works Director, has submitted a request to advertise and refill the Operations and Facilities Manager position in the Public Works Department that will become vacant June 1, 2016.

ACTION REQUESTED: To approve advertising and refilling the Operations and Facilities Manager vacancy in the Public Works Department as requested by Paul Schwindler, Public Works Director.

3. Fire Safety Education Purchase Approval - Fire/EMA: Jeff Doles, Fire Chief/EMA Director, is requesting to purchase a Pluggie the Fireplug Deluxe from Robotronics in the amount of \$5,436.00. Pluggie is a robot that is used as a tool for teaching fire safety to small children in school classrooms, assemblies, and station tours. Mr. Doles has advised that funding is available in the FY2016 Budget to cover the cost of this purchase.

ACTION REQUESTED: To approve the request from Jeff Doles, Fire Chief/EMA Director, to purchase a Pluggie the Fireplug Deluxe from Robotronics in the amount of \$5,436.00 as approved in the FY2016 Budget for fire safety education.

4. Request to Bid - Transfer Switch at Fire Station #3: Jeff Doles, Fire Chief/EMA Director, has submitted a request to proceed with seeking bids for the purchase and installation of a 400 amp Automatic Transfer Switch (ATS) for the generator at Fire Station #3. He stated that the Fire Department was approved funding in the FY2016 Budget under its Capital - Other Equipment account for installing a backup generator at Fire Station #3.

ACTION REQUESTED: To authorize Clarice Davis, Purchasing Manager, and Jeff Doles, Fire Chief/EMA Director, to begin the bid solicitation process for the purchase of an Automatic Transfer Switch (ATS) and its installation as approved in the FY2016 Budget.

5. Request to Fill Full-Time Paramedic Position: Due to a recent resignation, Alfonzo Ford, EMS Director, has requested to advertise and refill a full-time paramedic vacancy at EMS.

ACTION REQUESTED: To approve the request from Alfonzo Ford, EMS Director, to advertise and refill a full-time paramedic vacancy at EMS.

6. Authorization to Offer Reduced Minimum Bid at Tax Sale - Tax Commissioner: Mr. W.L. Brown, Tax Commissioner, has advised that a tax sale is scheduled for August 2, 2016. Normally the opening bid at a tax sale is the total of the taxes, interest, penalties, and other costs due on the property. Some of the properties being offered for sale have unsuccessfully been through at least one tax sale with no one paying the taxes. In many cases, the amounts owed on the properties relative to the value of the property render the purchase infeasible, and in some cases, the amount owed actually exceeds the value of the property. Tax Commissioner Brown has requested authority to first offer the property with a minimum bid for the total amount owed, and if no offer is made, to re-offer the property with a minimum bid of \$250.00, which includes the \$35.00 fee for advertising and the \$215.00 fee to Appalachian Mountain Services, Inc. (AMS), the tax collection service used by Peach County. He has stated that although the County will receive considerably less than the total amount due, the County can hopefully get these properties back on the books and collect taxes on them in the future.

ACTION REQUESTED: To authorize Tax Commissioner W.L. Brown to offer certain properties for sale on August 2, 2016, at a reduced minimum bid of \$250.00 to cover the AMS fee and advertising costs per parcel if no

bid is made after first offering the property for the total amount due, pursuant to the listing of properties provided to the Board of Commissioners at the Work Session on May 3, 2016. (A copy of said Listing is attached to Page 384, Minutes Book I, for future reference.)

7. Request to Donate Old Voting Machine to City of Byron Children's Museum: Marcia W. Johnson, County Administrator, has advised that Telina Allred with the City of Byron is requesting that one of the old lever voting machines be donated to the City of Byron Children's Museum. They currently have five (5) of the old machines, and they have requested that we have the remaining four (4) removed from the lunchroom to clear the way to make repairs to the building. On February 12, 2008, the Board of Commissioners took action to surplus the voting machines and authorized that the machines could be sold or donated to an educational institution. Ms. Johnson added that even though the Children's Museum is not an educational institution, having one of the machines in the museum will help to meet an educational purpose by helping children gain a better understanding of how the voting process has progressed over the years. Ms. Johnson has recommended that the Board approve the request to allow the City of Byron to place one (1) of the old lever voting machines in the Children's Museum as requested.

ACTION REQUESTED: To accept the recommendation from Marcia W. Johnson, County Administrator, to approve the request from the City of Byron to donate one (1) of the old lever voting machines to the City of Byron Children's Museum.

8. Budget Amendment - Recreation: David Parrish, Recreation Director, has requested the following budget amendment from contingency to cover the cost to install electrical outlets at six (6) score booths to provide power to the wireless controls for the new scoreboards at South and North Peach Recreation Parks:

<u>Budget Amendment - Recreation - FY2016</u>			
100.5.1599.57.9000	From:	Contingency	\$ 2,300
100.5.6100.52.1300	To:	Technical	\$ 2,300

ACTION REQUESTED: To approve the above stated budget amendment from contingency to cover the cost for an electrician to install electrical outlets at six score booths to provide power to the wireless controls for the new scoreboards at South and North Peach Recreation Parks.

9. Budget Amendment - Annual Highway Impact Fee: Michaela Jones, Assistant Finance Director, advised that the Georgia General Assembly passed House Bill 170 in 2015, which implemented an annual highway impact fee for all motor vehicles that are 15,500 lbs. or greater. Governments are not exempt from paying the fee, and even though the County is not required to register its vehicles, it is required to pay the annual fee. Ms. Jones has requested the following budget amendment from contingency to appropriate funding in each department's budget in a newly created expenditure account created specifically for the purpose of paying the Annual Highway Impact Fee:

<u>Budget Amendment - Other General Government</u>			
100.5.1599.57.9000	From:	Contingency	\$ 2,150
100.5.3300.52.3610	To:	DOT Vehicle Hwy Impact Fee	\$ 100
100.5.3500.52.3610	To:	DOT Vehicle Hwy Impact Fee	\$ 750
100.5.3600.52.3610	To:	DOT Vehicle Hwy Impact Fee	\$ 300
100.5.3920.52.3610	To:	DOT Vehicle Hwy Impact Fee	\$ 100
100.5.4000.52.3610	To:	DOT Vehicle Hwy Impact Fee	\$ 900
			<u>\$ 2,150</u>

ACTION REQUESTED: To approve the above stated budget amendment in various FY2016 Department Budgets to appropriate funding into each affected department to pay the Annual Highway Impact Fee as mandated by House Bill 170 approved by the 2015 Georgia General Assembly.

Commissioner Hill moved to approve the Consent Agenda as presented. Vice Chairman Moseley seconded the motion. Motion carried unanimously.

AGENDA:

Vice Chairman Moseley moved to approve the Regular Agenda as presented, including the following requested additions: Under New Business, add Item #1. Magistrate Court Requested Budget Amendment. Under Executive Session, add Item #8. Board Appointment – Phoenix Center. Commissioner Lewis seconded the motion. Motion carried unanimously.

MINUTES:

Regular Meeting – April 12, 2016 – Commissioner Hill moved to approve the minutes as presented. Vice Chairman Moseley seconded the motion, and the motion carried unanimously.

Called Meeting – April 20, 2016 – Commissioner Lewis moved to approve the minutes as presented. Vice Chairman Moseley seconded the motion, and the motion carried unanimously.

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ANNOUNCEMENTS & UPDATES:

Mr. Paul Schwindler, Public Works Director, presented a proposed proclamation proclaiming May 15-21, 2016, to be Annual Public Works Week. Mr. Schwindler advised the Board that his crews are very deserving of this as they have been working long hours six days a week. Commissioner Lewis moved to approve the proclamation in honor of National Public Works Week May 15-21, 2016, as presented. Commissioner Hill seconded the motion, and the motion carried unanimously.

APPEARANCES: (None)

OLD BUSINESS:

Mr. Paul Schwindler, Public Works Director, advised that he received quotes to replace the air conditioner condenser at the Spruce Street Complex building housing the Neighborhood Service Center and Peach County Transit. The current air conditioning unit is inoperable due to a leak in the coil. Because of the age of the unit, Mr. Schwindler felt that it was not cost effective to repair the existing unit and that it needed to be replaced. The quotes received were as follows:

Peach Heating & Cooling	\$8,200.00
Keadle Heating & Air	\$8,400.00
Cummings Heating & Air	No Response

Commissioner Lewis moved to accept the low quote from Peach Heating and Cooling in the amount of \$8,200.00 to replace the air conditioner condenser provided the use of the building is not changed later in the meeting. Vice Chairman Moseley seconded the motion. After discussion Commissioner Lewis withdrew his motion, and Vice Chairman Moseley withdrew his second. Vice Chairman Moseley moved to move the issue to item #5 under Old Business. Commissioner Lewis seconded the motion, and the motion carried unanimously.

Ms. Michaela Jones, Assistant Finance Director, presented the proposed renewal for health insurance for Ms. Annette Crawford, Human Resources Manager, who was unable to attend the meeting. Ms. Crawford had recommended renewing with Blue Cross/Blue Shield for health insurance, which includes a 3.3% increase in health insurance premiums. However, the increase will be reduced by .5% to 2.8% if the County approves switching to BC/BS for its dental coverage, which Ms. Crawford also recommended. Additionally, Ms. Crawford had recommended staying with the Blue Cross/Blue Shield Blue Vision coverage, AllState for the GAP insurance, and Lincoln for long-term and short term disability and basic life and voluntary life insurance. Commissioner Smith asked if there were any savings in the plans. Ms. Jones advised that the increase in health insurance would be reduced to 2.8% by accepting the dental plan with BC/BS, and the dental rates would be locked in for two years. The dental plan from Ameritas was quoted with an increase of 15% after giving an increase of 19% last year. Commissioner Lewis moved to approve all of the recommendations made by Ms. Crawford for health, dental, vision, GAP, basic life, voluntary life, long-term disability, and voluntary short-term disability insurance plans to be offered to employees as presented. Commissioner Hill seconded the motion, and the motion carried unanimously.

Commissioner Smith asked if this includes the pension plan. Ms. Jones stated that the retirement plan is not included in the recommendations made by Ms. Crawford. She advised that the Board will need to provide Mr. Paul Bates with GEBCorp a recommendation of desired changes in the pension plan before he can develop an amended plan with associated costs for Board consideration. Commissioner Lewis stated that this needs to be on the agenda for the work session next month. All were in favor of placing this on the work session for next month.

Ms. Marcia Johnson, County Administrator, advised the Board that she and Reggie James, Operations Manager, have been working on developing a plan for usage of space at Spruce Street Complex and to come up with possible options to help accommodate some additional requests for space, such as the request made by Ms. Kearston Arnold and Ms. Rosa Worsham for two classrooms to provide a summer program for at risk students and to provide space to be utilized to display museum items for the Hunt Educational & Cultural Center. Ms. Johnson suggested moving the Neighborhood Service Center and Peach Transit to Wing B now that Central Georgia Tech is no longer using Wing B for the GED Program. Ms. Johnson advised that a couple of extra classrooms can be set aside as community rooms that can be rented at a minimal cost and can be managed by personnel from the Neighborhood Service Center or Peach Transit. The Hunt Educational & Cultural Center could also use the area for displaying some of their museum items. The extra classrooms would also be available to accommodate the

Neighborhood Service Center's distribution of commodities. If this is done, the County will not need to immediately replace the air conditioning condenser in the building now housing the Neighborhood Service Center and Peach Transit. After further discussion, Commissioner Hill moved to grant Ms. Arnold and Ms. Worsham authorization to use two classrooms in Wing B for their six week summer school program. Commissioner Smith seconded the motion. Commissioner Lewis asked who will pay rent and utilities. Vice Chairman Moseley stated he felt they should pay for utilities. Mr. Schwindler stated that the whole place is metered, and they could prorate utilities. Vice Chairman Moseley asked if the County would be held liable if something happened. Mr. Liipfert stated that this is opening the County up to potential liability if someone were to get hurt. The County should be named as a loss payee on a \$1,000,000.00 insurance policy. After further discussion, Commissioner Hill withdrew her motion and moved to table the issue to work with Ms. Arnold and Ms. Worsham concerning these issues. Vice Chairman Moseley seconded the motion, and the motion carried unanimously.

Vice Chairman Moseley moved to go into a Public Hearing for Planning & Zoning matters at 6:34 p.m. Commissioner Smith seconded the motion, and the motion carried unanimously.

PUBLIC HEARING OPENED 6:34 P.M.

Mr. Rickey Blalock presented a request for rezoning from Houston Brown to rezone property on Highway 341 north from R-1 to R-3. The property is almost directly across from the Fort Valley Shopping Center between North First Street and Harris Drive. The property was posted and advertised, and their intent is to construct a multi-family apartment complex for 55+ residents. There was one person at the Planning & Zoning meeting who was opposed. Her reasons for opposition were for the dust and construction and the proximity to existing homes and increased traffic. Mr. Brown's representative had spoken in favor of the request. The Board voted unanimously to recommend approval of the request to rezone. The next morning Mr. Blalock received some calls and complaints and found out that there had previously been a lawsuit and a judgment placed on the property.

County Attorney Jeff Liipfert advised the Board that this property was originally proposed for the shopping center, but after the suit it was moved across the street. The Planning & Zoning Commission was unaware of this information until after the meeting. Chairman Walker asked if there is any reason to continue the hearing. Mr. Liipfert stated that they can continue since the injunction was ordered against specific individuals named in the suit. However, the principles set out in the injunction still hold true. The injunction prohibits obstruction of any of the roadways set out in the subdivision, and it looks like three roads would be obstructed with this proposed project, and the residents could have grounds to file a legal action if the development moves forward.

Chairman Walker asked for those speaking in favor of the request.

Mr. Houston Brown of 2212 Bridlewood Drive, Valdosta, Georgia, spoke in favor stating that he brought some information about his company. They are a small company based in Valdosta who develop, build, and manage apartment complexes. He is the third generation in the business, and they still manage all but two of the properties they have built. Mr. Brown presented a poster of Young Harris Apartments in Lake Park, Georgia, and advised that this project is similar to that project.

Commissioner Smith asked if they will get a grant from the Georgia Department of Community Affairs to do this. Mr. Brown stated yes. The application is due June 9th and GA DCA will make a decision at the end of the year. Commissioner Smith asked if they have any competition with anyone else in Peach County. Mr. Brown stated they have competition with multiple companies throughout the State. The State has targeted this area for jobs, health, and census tract.

Mr. Liipfert stated that this would be in the middle of an R-1 housing subdivision, and the people in this subdivision have permanent easements on the streets in the subdivision. Mr. Charles Jones, Attorney at Law, addressed the Board on behalf of Mr. Brown and stated that they selected this spot because there is a need for this type of housing. Mr. Liipfert stated the R-1 zoning is in the master plan, and this type of project does not fit with R-1 zoning. They also cannot interfere with the easements in the subdivision. Planning & Zoning was not aware of the additional information when it was approved. The Order in the suit deals with the covenants. Mr. Jones stated that regardless of the rezoning, the owner still has to comply with the laws of the subdivision. They are only asking to rezone it today. Mr. Brown stated that the site plan was made before knowledge of the plat, and they can change it so it will not infringe on property owner rights.

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Commissioner Lewis stated he did not feel the proposed use of the property fits with the use of the land as it is. Mr. Jones stated there is a shortage of housing here, and there is a need for this type of housing.

Commissioner Smith asked if they could make it work with the easements. Mr. Brown stated yes they can make the project work pending DCA approval.

Mr. Liipfert asked if they are selling tax credits. Mr. Jones stated the issue is whether he has a right to have it rezoned.

Chairman Walker asked for those speaking in opposition.

Mr. J. T. Ricketson handed out a copy of the restrictive covenants and plat and stated that he lives at 144 Harrison Drive. The surrounding residents have asked him to speak on their behalf in opposition of the request. Mr. Ricketson stated that all the homeowners were made aware of the restrictive covenants when they bought their homes. They have a very nice mixed neighborhood that has nice homes and is very quiet. There are approximately 125 homes in the area that would be affected by this project. There are a lot of widows living in the neighborhood because of its safety. There was a lawsuit in 1972 in which Judge Bell placed an order on the property that only single family homes may be placed on the property.

Commissioner Smith asked how many acres there are. Mr. Blalock stated 13.02 acres.

Mr. Nathaniel Brown spoke and stated that he is a resident in the community and is a retired farm boy. He likes the quietness of the neighborhood. He stated that there is a demand for this type of housing in the State of Georgia, but not here. He also asked if a cost analysis has been done to show a need in this area for this kind of housing.

Mr. Ricketson presented a letter from Marion Allen stating that the implementation of low rent housing will significantly lower property values and that he also opposes the project. Property values would plummet immediately.

Mr. Rick Gunderman of Berkshire Drive thanked the neighbors for being present at this meeting. He stated he has only lived here five years, but they bought their property because of the quality of the neighborhood. They lived in Zion, Illinois, for twenty years prior to moving to this area, and they were in a good neighborhood until a development similar to this came in. Their home there lost value instantly, and he is upset to think it could happen to them again.

Mr. Kenneth Holloway who has lived on North Chamlee Drive for more than thirty years stated that it has always been a quiet neighborhood, and he wants to keep it that way. He watched the Valley View Drive neighborhood after a similar project came in across the road, and the crime rate has gone up with rapes and break-ins. This did not happen until the apartment complex was built. Mr. Holloway urged the Commissioners to change the way they advertise these kinds of events as he did not know anything about the Planning & Zoning meeting. He is also concerned with what is happening at the school at the other end of the street. Mr. Holloway stated he is also concerned that the whole 13 acres is being rezoned, and they are only planning to use about a 1/3 of it. Someone could sneak in and build more buildings like this.

Mr. Tom Rackley of Berkshire Drive stated that those streets have been a drawing card for residents who come for peace, little traffic, and safety in the neighborhood. Mr. Brown has not brought anything to show what the older properties look like now, and further stated that he is opposed to this project.

Mr. Alexander Satterfield of 227 Harris Drive stated that they moved here two years ago and decided to buy a house in the neighborhood. He is active duty Air Force, and they decided to buy here because it is very quiet. He was deployed last year and was not worried about his wife because he knew she was in a safe neighborhood. They also do not want more traffic. He advised he was opposed to the project.

Mrs. Satterfield asked if any noise restraints would be placed for construction because she has a new baby that needs to sleep.

Ms. Joette Lee of 1107 North First Street stated that they bought their house in 1965, and her husband died three years ago. There are twenty-two houses on her street, and eleven are homes of widows. This

is a safe community, and the only problem they have is speeding through the neighborhood. Safety is her main concern, and she does not want this project in her backyard.

Mr. Ricketson concluded by saying everyone is opposed to the rezoning. Mr. Randy Hortman of 110 North First Street stated he saw the proposed rezoning sign, and he wanted to let the Board know that they already have problems with congestion, and there have been multiple wrecks there. They also have a sewage problem there. His house is the first to back up with sewer problems because the sewer line is level with the main. He is also concerned with stormwater drainage in the subdivision.

Commissioner Smith moved to deny the request to rezone. Vice Chairman Moseley stated that he appreciates the interest in Peach County and that his vote is not personal, but he seconds the motion. The motion carried unanimously. Mr. Jones stated that this is an arbitrary and capricious decision and is denying the applicant his due process rights.

Mr. Rackley asked who owns the property. Mr. Blalock stated Ms. Annie Bethune, a descendent of Mr. Vinson, owns the property.

Mr. Blalock presented a request from Archie Brass to rezone property containing 1.78 acres located at 5720 Highway 341 South across from the old motel to build and operate a standalone pumping station for propane gas primarily for Blue Bird buses. This will be an unmanned station. They posted and advertised the requested rezoning change, and there was no opposition. The Planning & Zoning Commission voted unanimously to recommend approval of the request to rezone.

Chairman Walker asked for those speaking in favor of the request.

Mr. Brass, owner of L.A. Gas, spoke in favor of the request stating that they bought 1.78 acres in the middle of a 16 acre tract. The driveway will go in and circle out after they fill up a bus. They have a contract with QDA, and it may extend out to other propane burning vehicles in the future. Their next target after Blue Bird would be the UPS trucks running out of Atlanta. Mr. Tony Bass in Fort Valley is the manager of the propane trucks in Peach County. The main thing their facility will provide is 24 hours 7 days a week access to the station rather than the Monday - Friday facility in Fort Valley they have now. All of the drivers will have to attend safety training classes to be able to pump the fuel. There will be an excise tax as propane is a retail sales business. They are asking that it be rezoned because the tank is above ground.

Chairman Walker asked for those opposed. There was no opposition.

Vice Chairman Moseley moved to approve the request to rezone from C-2 to M-2 as presented. Commissioner Hill seconded the motion. Commissioner Smith asked if it is safe. He was advised it will be state inspected and approved by the Fire Marshal. Motion carried unanimously.

Vice Chairman Moseley moved to close the public hearing at 7:39 p.m. Commissioner Hill seconded the motion, and the motion carried unanimously.

PUBLIC HEARING CLOSED 7:39 P.M.

Commissioner Lewis moved to remove the air conditioning issue at the Spruce Street facility from the table. Vice Chairman Moseley seconded the motion, and the motion carried unanimously.

Vice Chairman Moseley moved to accept the low bid from Peach Heating and Cooling to replace the air conditioning condenser in the building housing the Neighborhood Service Center and Peach Transit in the Spruce Street Complex as previously presented in the amount of \$8,200.00 and to amend the budget to appropriate funding for the same as follows.

Budget Amendment - General Fund - FY2016 - Public Buildings

100.5.1599.57.9000	From:	Contingency	\$	8,200
100.5.1565.54.1301	To:	Capital - Buildings (HVAC)	\$	8,200

Commissioner Hill seconded the motion, and the motion carried unanimously.

Vice Chairman Moseley moved to accept property as described in the Quit Claim Deed from Bateman Co., Inc. granting sufficient right of way to the Peach County Board of Commissioners to

construct a cul-d-sac on Union Church Road and record the deed. Commissioner Hill seconded the motion, and the motion carried unanimously.

NEW BUSINESS:

Commissioner Smith advised the Board that Judge Larry Lee called and said that he had run out of money for an interpreter and is requesting \$250.00 to cover this line item. Commissioner Smith moved to transfer \$250.00 from contingency to interpretation services for the Magistrate Court as follows:

<u>Budget Amendment - General Fund - FY2016 - Magistrate Court</u>			
100.5.1599.57.9000	From:	Contingency	\$ 250
100.5.2400.52.1240	To:	interpretation Services	\$ 250

Vice Chairman Moseley seconded the motion, and the motion carried unanimously.

Commissioner Hill moved to go into an Executive Session at 7:48 p.m. for seven (7) Board Appointments and an Attorney/Client privilege discussion. Vice Chairman Moseley seconded the motion. Motion carried unanimously.

--EXECUTIVE SESSION--

Commissioner Lewis moved to leave the Executive Session at 8:12 p.m. and return to the Regular Session. Commissioner Hill seconded the motion. Motion carried unanimously.

Commissioner Lewis moved to reappoint Ms. Wilmetta Langston-Jackson to an additional four (4) year term on the Library Board of Trustees. Vice Chairman Moseley seconded the motion. Motion carried unanimously. The expiration date of Ms. Langston-Jackson's new term of appointment will be June 30, 2020.

Commissioner Lewis moved to appoint Ms. Carol Taylor to complete the unexpired term through June 30, 2016, on the Library Board of Trustees in the position previously held by Sandy Lansford-Smith and to appoint Ms. Taylor to a new four (4) year term on the Library Board of Trustees effective July 1, 2016. Vice Chairman Moseley seconded the motion. Motion carried unanimously. The expiration date of Ms. Taylor's new term of appointment will be June 30, 2020.

Vice Chairman Moseley moved to reappoint Ms. Judy Holland to a new three (3) year term on the Peach County Board of Assessors effective March 15, 2016, and to authorize the Chairman to sign the required resolution making said appointment on behalf of the Board of Commissioners. Commissioner Smith seconded the motion. Motion carried unanimously. The expiration date of Ms. Holland's new term of appointment will be March 14, 2019.

Commissioner Lewis moved to reappoint Mr. Ronnie Mathis to serve an additional three (3) term on the Georgia Small Business Lenders Board effective September 17, 2016. Commissioner Smith seconded the motion. Motion carried unanimously. The expiration date of Mr. Mathis's new term of appointment will be September 16, 2019.

Vice Chairman Moseley moved to appoint Ms. Rosio Lopez to complete the unexpired term of the vacant position on the Peach County Planning & Zoning Commission through June 30, 2016, and to appoint Ms. Lopez to a new one (1) year term on the Peach County Planning & Zoning Commission effective July 1, 2016. Commissioner Lewis seconded the motion. Motion carried unanimously. The expiration date of Ms. Lopez's term of appointment is June 30, 2017.

Marcia Johnson, County Administrator, has advised the Board that the reappointments are due for the Central Georgia Joint Development Authority. Mr. Sam Perren with the Middle Georgia Regional Commission has asked that two of the four positions be reappointed to two year terms and two of the positions be reappointed to four year terms. All future appointments will be for four (4) years, which will establish staggered terms rather than having all positions come up for reappointment at the same time. Commissioner Lewis moved to reappoint Colonel James Coar and Mr. W. L. Brown to four (4) year terms and Mr. B. J. Walker and Mr. Albert O'Bryant to two (2) year terms, as follows:

APPOINTEE	APPOINTMENT TERM APPROVED MAY 10, 2016	CURRENT EXPIRATION DATE	FUTURE RENEWAL TERM	FUTURE EXPIRATION DATE
Colonel James Coar	4 Years	April 9, 2020	4 Years	April 9, 2024
Mr. W. L. Brown	4 Years	April 9, 2020	4 Years	April 9, 2024
Mr. B. J. Walker	2 Years	April 9, 2018	4 Years	April 9, 2022
Mr. Albert O'Bryant	2 Years	April 9, 2018	4 Years	April 9, 2022

Commissioner Hill seconded the motion. Motion carried unanimously.

Commissioner Lewis moved to reappoint Mr. Wayne Robinson to serve an additional three (3) year term on the Phoenix Center Community Service Board effective July 1, 2016. Vice Chairman Moseley seconded the motion. Motion carried unanimously. The expiration date of Mr. Robinson's new term of appointment will be June 30, 2019.

There being no further business to come before the Board at this Regular Meeting on this date, Vice Chairman Moseley moved to adjourn at 8:16 p.m. Commissioner Hill seconded the motion, and the motion carried unanimously.

Meeting adjourned.

June 14, 2016
 APPROVED: _____

 CHAIRMAN

PEACH COUNTY
 BOARD OF COMMISSIONERS
 BY: _____
 COUNTY ADMINISTRATOR

STATE OF GEORGIA
COUNTY OF PEACH

AFFIDAVIT OF CHAIRMAN

Melvin E. Walker, Jr., Chairman of the Peach County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his knowledge and belief.

The Peach County Board of Commissioners met in a duly advertised meeting at 6:00 p.m., Tuesday, May 10, 2016.

During such meeting, the Board voted to go into closed session.

The Executive Session was called to order at 7:48 p.m.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

- (1) Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. §50-14-3(6).
- (2) Consultation with the County Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. §50-14-2(1);

This 14th day of June, 2016.

 Melvin E. Walker, Jr., Chairman
 Peach County Board of Commissioners

Sworn to and subscribed before me this 14th day of June, 2016.

 Notary Public
 My Commission Expires June 30, 2019