



The McDuffie County Board of Commissioners held a Regular Commission Meeting
Tuesday Evening, July 20, 2021, 6:30 pm
Government Center Meeting Room

COMMISSIONERS PRESENT:

Charles Newton, IV, Chairman
Gloria Thompson, Commissioner
Bill Jopling, Commissioner
Frederick Favors, Commissioner
Sammie Wilson, Vice Chairman

COUNTY REPRESENTATION:

David Crawley, County Manager
Nikki Milburn, County Clerk
Pam Workman, Finance Director
Stephen Sewell, Fire/EMS
Allison Eaddy, UGA Extension
Chase Beggs, Planning & Zoning
Stacey Thomas, Tax Commissioner

MEDIA: Erin Burditt, McDuffie Progress

Others: 71

*Chairman Newton addressed the citizens in the audience regarding the proposed curbside pickup. He advised due to time limits, the board would like to schedule a public hearing just for the curbside pickup and that will allow time for discussions over questions and concerns from everyone. The board will hold this hearing on August 12th at 6:30 pm.

Public Hearing

1. Request for De-annexation from City of Thomson and Rezone on Mesena Road.

Chase Beggs addressed the Board regarding the de-annexation of a portion of land on Mesena Road. The tract of land was formerly split with city and county. Mr. Lloyd Defoor is requesting that the 14.92 acres be annexed from the city. The splitting of the land is confusing and doesn't allow for development. The city has agreed to de-annex. Chase also advised that zoning has to be set and the planning board is recommending R-2 (Medium Density Residential). The planning board was in full agreement of this matter and recommends moving forward. Chairman Newton asked if there were any further questions or concerns, hearing none this item was closed.

2. Request for Subdivision (Bent Creek Village) on Thomson East Bypass.

Chase Beggs addressed the Board regarding the proposed subdivision Bent Creek Village located on the Thomson Easy Bypass at Dallas Drive. The request is for variance and setback requirements. The developer George Fuller with F&S Development is requesting the minimum setback of 10' on the side property lines. Mr. Fuller presented the Board with development plans of the proposed development and options. He advised that they are building for quality and not quantity. He explained that he is a nursery owner by trade and plans to incorporate landscaping as part of the curb appeal of the neighborhood. Commissioner Thompson expressed concerned that the only entrance and exit to the neighborhood was off of the bypass and would like to see an additional access point. Mr. Fuller advised that he would have to go back to the engineers and see what the best possible area that would be for the development. Mr. Fuller explained about some of the other developments, specifically Robin Landing in Grovetown and advised that this development will be similar in design. Chairman Newton asked if there were any further questions or concerns, hearing none this item was closed.

Chairman Newton asked if there were any further public hearing items at this time, hearing no response the public hearing portion of the meeting was closed.

CALL TO ORDER

Chairman Newton called the meeting to order at 6:54 pm, acknowledged a quorum of commissioners present and welcomed everyone in attendance.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Favors offered the invocation followed by the Pledge of Allegiance.

PUBLIC INPUT

APPROVALS

Agenda (Current)

Chairman Newton asked if there were any corrections to the current agenda or minutes. Chairman Newton asked to add as item #9, Water and Sewer Commission recommendations and also Execution Session for Litigation.

Vice Chairman Wilson made the motion to approve the current agenda with the addition of #9 and Executive Session. The motion was seconded by Commissioner Jopling and passed unanimously.

Minutes

Regular Meeting- July 7, 2021

Chairman Newton asked if there were any corrections to the minutes.

Commissioner Thompson made the motion to approve the minutes and was seconded by Vice Chairman Wilson and passed unanimously.

INFORMATION & ANNOUNCEMENTS

1. McDuffie Mixer: August 19th, 5:30pm at Hickory Hill.
2. ACCG 2021 Policy Committee Meetings: August 18th – 19th (Gainesville), August 25th – 26th (Macon) and Virtually September 8th. Please let Nikki know if you would like to register.
3. ACCG Fall Regional Training: September 28th, 10am-2:30pm at Savannah Rapids Pavilion. Please let Nikki know if you would like to register.

APPOINTMENT/REAPPOINTMENT

None

OLD BUSINESS

None

NEW BUSINESS

1. **Consideration to Approve Public Hearing Concerning Solid Waste.**

Chairman Newton advised that he proposes holding the hearing Thursday, August 12th at 6:30pm.

Vice Chairman Wilson made the motion to approve this public hearing on August 12, 2021 at 6:30pm. The motion was seconded by Commissioner Thompson and passed unanimously.

2. **Consideration to Approve Request for De-annexation and Rezone for Mesena Road.**

Chairman Newton asked if there was need for any further discussion on this public hearing item.

Commissioner Jopling made the motion to uphold the planning board's recommendation to approve this request. The motion was seconded by Commissioner Thompson and passed unanimously.

3. Consideration to Approve Resolution 21-07; De-Annex from City of Thomson on Mesena Road.

David advised that by law with Board has to approve a resolution for the annexation process.

Commissioner Jopling made the motion to approve Resolution 21-07 for de-annex of property from the city. The motion was seconded by Commissioner Thompson and passed unanimously.

4. Consideration to Approve Request for Subdivision (Bent Creek Village) on Thomson East Bypass.

Chairman Newton asked if there was need for any further discussion. Commissioner Thompson again expressed her concern over the access points of the neighborhood. Mr. Fuller agreed to go back to the engineers and discuss what the possibilities are for additional access.

Commissioner Thompson made the motion to uphold the planning board recommendation with the additional condition that building standard be in line with that of Robins Landing in Grovetown. The motion was seconded by Commissioner Jopling and passed unanimously.

5. Consideration to Approve Poll Worker Salary Increase.

David advised that Phyllis is requesting an increase for the poll workers due to the passing of SB 202 and the changes that will cause for the poll workers and polling locations. She is requesting a \$20 increase to each position for the upcoming election cycle.

Vice Chairman Wilson made the motion to approve the increase for poll workers. The motion was seconded by Commissioner Favors and passed unanimously.

6. Consideration to Approve Ordinance Amendment 21-03; Special Lighting District Fees.

David advised that this is the annual ordinance amendment regarding the special lighting districts in the county. There was a decrease in fees to Cedar Creek from \$168.97 to \$161.76, Elias Station from \$116.07 to \$53.45 and to create Belle Meade as one of the special lighting districts at \$72.15. Deerfield and Northview had no changes this year.

Commissioner Thompson made the motion to approve Ordinance Amendment 21-03. The motion was seconded by Commissioner Jopling and passed unanimously.

7. Consideration to Approve MOU with UGA Extension.

Pam advised that UGA has come back with an MOU that will include all the extension office in one single bill that will be billed to the county. She advised that this will make the billing streamline for that account. And will allow for that office to be on the same pay schedule as the other county employees.

Commissioner Jopling made the motion to approve the MOU with UGA Extension. The motion was seconded by Vice Chairman Wilson and passed unanimously.

8. Consideration to Approve ACO Report for June 2021.

Stacey presented the ACO report for June 2021. There was no change to the property tax digest. There was a decrease of \$105.39 to the mobile home digest due to value changes or granted homestead exemptions.

Commissioner Thompson made the motion to approve ACO Report for June 2021. The motion was seconded by Vice Chairman Wilson and passed unanimously.

9. Consideration to Approve Water/Sewer Commission Recommendation.

Chairman Newton advised that previous to this meeting the water/sewer commission met and discussed several issues that need to be addressed.

- A) The first issue is approving bids for lift station emergency bypass connection. The lowest bid came from Beam Site Prep at \$517,674.60. The water/sewer commission discussed only completing the most needed ones right now so they are recommending to approve spending up to \$350,000, with funding coming from SPLOST VI and Renewals and Extensions.

Commissioner Jopling made the motion to approve this recommendation. The motion was seconded by Commissioner Thompson and passed unanimously.

- B) The seconded recommendation from water/sewer commission is recommending PW Tech to proceed with shop drawings for new screw presses for water treatment plant. These were originally done by OR-TEC by the equipment never worked correctly and the commission has been trying to reach an agreement with them for many months with no resolution. So water/sewer commission is recommending moving forward with PW Tech for new drawings. The cost of the new plans will be \$585,000, with funding from SPLOST VI.

Commissioner Thompson made the motion to approve this recommendation. The motion was seconded by Commissioner Jopling and passed unanimously.

10. Monthly Budget Report

David presented the monthly budget report.

11. Monthly Financial Report

Pam presented the monthly financial report.

Executive Session-Litigation

Enter: Vice Chairman made the motion to enter executive session at 7:39pm. The motion was seconded by Commissioner Jopling and passed unanimously.

Exit: Commissioner Thompson made the motion to exit executive session at 7:49pm and resume regular meeting. The motion was seconded by Commissioner Jopling and passed unanimously.

ADJOURNMENT

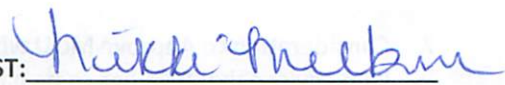
A motion was made by Vice Chairman Wilson to adjourn the regular meeting at 7:49 pm, seconded by Commissioner Jopling and passed unanimously.

MCDUFFIE COUNTY BOARD OF COMMISSIONERS



Charles G. Newton, IV, Chairman

ATTEST:



Nikki Milburn, County Clerk