

AGENDA
THE JOHNSON COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
December 11, 2023
6:00 P.M.
JOHNSON COUNTY GOVERNMENT ANNEX

The Johnson County Board of Commissioners held their REGULAR MONTHLY MEETING on December 11, 2023 at 6:00 p.m. in the Johnson County Government Annex. Chairman James L. McAfee, Jr. called the meeting to order at 6:00 p.m.

Chairman James L. McAfee, Jr. called on Vice-Chairman Mike Keene to lead the Invocation.

Chairman James L. McAfee, Jr. led all in reciting the Pledge of Allegiance.

Commissioner Felice Pullen made a motion to accept the minutes of the last Regular Monthly Meeting held November 13, 2023. Vice-Chairman Mike Keene seconded the motion. The vote to approve the minutes was unanimous 5-0.

Chairman James L. McAfee, Jr. stated the amount of bills from the General Fund for the month of November amounted to \$153,786.16. Total amount of bills from all funds for the month of November was \$205,060.41. Chairman McAfee then called for a motion to approve the bills for November. Vice-Chairman Mike Keene made a motion to approve the monthly bills for November of \$205,060.41 from all funds. Commissioner Ron Darrisaw seconded the motion. The vote to approve the bills was unanimous 5-0.

County Administrator Bill Lindsey gave the Financial Report. As of today, the General Fund will have a balance of \$927,525.17 after the monthly bills are paid. **A COPY OF THIS FINANCIAL REPORT WILL BE FILED WITH THESE MINUTES.**

OLD BUSINESS

- A. Consideration and Approval of Amendment to Subdivision Ordinance – County Administrator Bill Lindsey and County Attorney Joseph Sumner are working on this ordinance and trying to get a date set up with the health inspector. This item was tabled.

New Business

- A. Phillip Jones- Martin Road Concerns- Phillip Jones was not present at this monthly meeting. Therefore, no discussion or action was taken.
- B. Ratify Approval of Repairs to Well at Johnson County Recreation Department- Chairman James L. McAfee, Jr. stated the main well at the Johnson County Recreation Department messed up about three weeks ago, and we had to go ahead and replace the pump, so they could have water for irrigation . Chairman McAfee stated the total amount for the pump was fifty-five hundred dollars (\$5,500.00).

Chairman James L. McAfee, Jr. made a motion to approve the purchase of a new pump for Johnson County Recreation Department in the amount of fifty-five hundred dollars (\$5,500.00). Commissioner Larry Pope seconded the motion. The vote to approve the purchase of the pump in the amount of fifty-five hundred dollars (\$5,500.00) was approved unanimously 5-0.

- C. Johnson County Board of Assessors Reappointment- Sheneice Hodges- Chairman James L. McAfee, Jr. stated to the board that Johnson County Board of Assessors has asked the board to reappoint Sheneice Hodges. County Administrator Bill Lindsey stated that her term expires at the end of the month. Lindsey stated if she is reappointed it would be another three-year term through 2026. Chairman James L. McAfee, Jr. stated to the board on new appointments we have a thirty (30) day waiting period, but didn't know about reappointments. Lindsey stated that on reappointments, we have waived that thirty (30) day requirement and went ahead and made the reappointment. Chairman James L. McAfee, Jr. then called for a motion to reappoint Sheneice Hodges to serve on the Johnson County Board of Assessors for another three (3) year term ending in 2026. Commissioner Larry Pope made a motion to reappoint Sheneice Hodges to serve on the Johnson County Board of Assessors for another three (3) year term ending in 2026. Vice-Chairman Mike Keene seconded the motion. The vote to reappoint Sheneice Hodges to serve on the Johnson County Board of Assessors for another three (3) year term ending in 2026 was approved unanimously 5-0.
- D. Consideration and Approval of Calendar Year 2024 Solid Waste Collection and Disposal Services Contract with Waste Away Environmental- Chairman James L. McAfee, Jr. presented to the board a copy of the Disposal Services Contract with Waste Away Environmental, and he stated County Attorney Joseph Sumner and County Administrator Bill Lindsey have looked over the contract and said everything was good to go. Chairman McAfee stated to the board in the contract you will see the figures of the rates, and Lindsey stated the rates were on page three (3) under the section that said "Payments". Vice-Chairman Mike Keene had a question on some of the amounts that has an asterisk beside it, but there is no asterisk anywhere on the contract stating why it's there. Lindsey stated he thought those asterisks referred to what we told them about our current system at the sites were open three days a week and there's a possibility we could open the sites up on additional days. Lindsey stated if that happens, it's written in the contract that they can come back to negotiate those rates again based on the number of days the sites are open. Chairman James L. McAfee, Jr. made a motion to approve the Disposal Services Contract with Waste Away Environmental. Commissioner Larry Pope seconded the motion. The vote to approve the Disposal Services Contract with Waste Away Environmental was approved unanimously 5-0.
- E. Consideration and Approval of Change Order Number One on Tuckers Grove Church Road- Chairman James L. McAfee, Jr. presented to the board a copy of the Change Order Number One on Tuckers Grove Church Road. County Administrator Bill Lindsey stated the contractor proposed rather than using the graded aggregate

base, they recommended going to a stone-cement soil mix that would save the county some money on the final contract price. Lindsey stated the contractor proposed this to County Engineer Roger Price and he was good with that. Lindsey stated to the board we propose this change order for your consideration and approval, that it would knock off about forty thousand dollars (\$40,000.00) off the final price, bringing the total amount to two hundred eighty-nine thousand five hundred and twelve dollars (\$289,512.00) on the contract price. Chairman James L. McAfee, Jr. made a motion to approve the Change Order Number One on Tuckers Grove Church Road. Vice-Chairman Mike Keene seconded the motion. The vote to approve the Change Order Number One on Tuckers Grove Church Road was approved unanimously 5-0.

- F. Consideration and Approval of Request from Johnson County Sheriff's Office to Purchase Body Cameras- Sheriff Greg Rowland presented to the board a copy of a quote from Lenslock, Inc. in the amount for nine thousand eight hundred eighty-nine dollars (\$9,889.00). Rowland stated to the board these cameras will be for the deputies and detention officers for the safety of the Citizens of Johnson County. Rowland stated the total for the cameras was in the amount of nineteen thousand seven hundred ninety-eight dollars (\$19,798.00), but the Sheriff's Office got a grant to pay for half of the amount. Rowland stated the maintenance is included in the quote. Chairman James L. McAfee, Jr. asked where the funds would come from. County Administrator Bill Lindsey stated it can either come out of the Jail Fund or Drug Fund. Rowland stated he didn't know the balance of either of those funds, and County Administrator Bill Lindsey stated the Drug Fund has about \$33,000.00 and the Jail Fund has \$84,000.00. The board agreed for the funds to come out of the Jail Fund. Chairman James L. McAfee, Jr. made a motion to approve the Johnson County Sheriff's Office to purchase body cameras from Lenslock, Inc. in the amount of nine thousand eight hundred eighty-nine dollars (\$9,889.00). Commissioner Ron Darrisaw seconded the motion. The vote to approve Johnson County Sheriff's Office to purchase body cameras from Lenslock, Inc. in the amount of nine thousand eight hundred eighty-nine dollars (\$9,889.00) was approved unanimously 5-0.
- G. Consideration and Approval of Resolution to Pursue Community Development Block Grant (CDBG) Funding for Boys & Girls Club Building- County Administrator Bill Lindsey introduce Rich Bennett, Director of Economic & Community Development from the Regional Commission, to present to the board a resolution to pursue Community Development Block Grant funding for the Boys & Girls Club building. Lindsey stated the board discussed a couple of months ago the potential of acquiring the building next to Golden Farmer that was intended to be the daycare center for the old Catfish Plant. Lindsey stated the building has sat empty for years, and the Boys and Girls Club has outgrown their facility on College Street. Lindsey stated he and Development Authority Executive Director Hugh Darnley are looking for what might be a good fit for the daycare building and to try to make it a community asset. Lindsey stated the Boys and Girls Club was identified as probably the best fit for that building, and they have a need for that. Lindsey stated in order to acquire that building, we discussed the possibilities of pursuing Community

Development Block Grant funds through the federal government to apply toward the purchase of that building. Rich Bennett stated to the board that they have investigated this CDBG to acquire, renovate and to make it suitable to the needs of the Boys and Girls Club. Bennett stated it is in the application process for CDBG, and the application is due in April. Bennett presented to the board a copy of a resolution for them to approve to pursue the CDBG, and he stated they will be asking the federal government for up to one million dollars (\$1,000,000.00). Bennett stated there is a match required with the grant in the amount of forty-seven thousand five hundred dollars (\$47,500.00), which will be provided by the Boys and Girls Club. Chairman James L. McAfee, Jr. had a question on how much would it cost the taxpayers of Johnson County, and Rich Bennett stated it wouldn't cost them anything. Rich Bennett stated that he has already advertised and evaluated two architects and wanted to know if the architect's selection was on the agenda.

County Administrator Bill Lindsey stated it wasn't, and the board decided it was best to take a step at the time to make sure the board was comfortable to commit to this first, because if not, there is no point going further. Hugh Darnley stated to the board there could be forty-seven thousand five hundred dollars (\$47,500.00) that the county might have to provide up front. Darnley stated he hadn't talked to Rich Bennett after he spoke with the Boys and Girls Club, but they aren't prepared to do that amount upfront. However, we are looking to talk to them about doing a lease agreement on the building over a period of time to pay the matching funds back. The grant funds will not be available until early 2025 or could be even 2026. Lindsey asked when will the board know whether or not we are approved for this grant. Rich Bennett stated the board will know around June or July 2024-2025, and it will be several months before the architect can have the plan together. There is a month for bidding for a contractor, but it would be 2024 before you will start construction and remodeling.

County Administrator Bill Lindsey stated that SPLOST is up for renewal next year, and if we don't have to commit to the funds until 2025, that he would propose on the next SPLOST we earmark the amount sufficient to cover the max so that it wouldn't have to be pulled out of the General Fund. Lindsey stated the lease that we could work out with the Boys and Girls Club could be spread out over a period of time, where it is easier for them. Vice-Chairman Mike Keene wanted to know if we pay with SPLOST money, would the funds go back into the General Fund and Lindsey stated it would. Hugh Darnley stated to the board the county would own that building, and we would assume the maintenance on that building. Lindsey stated that would also come into play as far as the lease, and we would need to negotiate that with the Boys and Girls Club. Vice-Chairman Mike Keene stated the building would just sit there and go to waste, and he thought it was a good place for the Boys and Girls Club. The board agreed the building would be a best fit for the Boys and Girls Club. Vice-Chairman Mike Keene made a motion to approve the resolution to pursue Community Development Block Grant (CDBG) funding for the Boys and Girls Club building. Commissioner Larry Pope seconded the motion. The vote to

approve the resolution to pursue Community Development Block Grant (CDBG) funding for the Boys & Girls Club building was approved unanimously 5-0.

- H. Discussion of County Audit Process and Selection of Auditor-The board elected to discuss this item in Executive Session. This will be covered under the Executive Session portion of the minutes.
- I. Approve Renewal of County Administrator Contract for Calendar Year 2024- Chairman James L. McAfee, Jr. stated to the board that County Administrator Bill Lindsey's six-month contract is up. Chairman James L. McAfee, Jr. made a motion to renew the County Administrator Contract for another six months. Commissioner Larry Pope seconded the motion. Chairman James L. McAfee, Jr. then polled each board member for the renewal of the County Administrator's contract for another six months with Vice-Chairman Mike Keene, Commissioner Larry Pope, Commissioner Felice Pullen, and Commissioner Ron Darrisaw and Chairman James L. McAfee, Jr. voting yes. Hence, the roll-call vote was 5-0 to approve the renewal of the County Administrator contract for another six months.
- J. Approve Heart of Georgia Altamaha Regional Commission Regional Council Third Member Appointment- County Administrator Bill Lindsey stated to the board this is an annual appointment, and the county has three representatives to the Regional Commission Regional Council that meets monthly in Mount Vernon. Lindsey stated that Vice-Chairman Mike Keene represents the county and Jeff Hall, City Council of Wrightsville, is the municipal representative, and the last six years County Administrator Bill Lindsey has been the third member rep from the county. Lindsey stated this position is not one of the elected officials, so this position comes up each year for reappointment. Lindsey stated the board needs to decide if they want to reappoint him, and he stated he is happy to continue to serve. Chairman James L. McAfee, Jr. made a motion to reappoint County Administrator Bill Lindsey for the Heart of Georgia Altamaha Regional Commission Regional Council Third Member. Commissioner Ron Darrisaw seconded the motion. The vote to reappoint County Administrator Bill Lindsey for the Heart of Georgia Altamaha Regional Commission Regional Council Third Member was approved unanimously 5-0.
- K. Courthouse Update- County Administrator Bill Lindsey stated to the board that all the roof work has been completed for a while now. Lindsey stated the plaster work and the painting work is wrapping up within the next week at the latest. Lindsey stated the windows are still on track to be delivered, and the second floor windows will be delivered by December 15th and then a week later the first floor windows. With the holidays coming up, the contractor is likely going to wait until the first week in January to begin installing the windows. Lindsey stated that will only push the target date we've got for the completion out to late February to first of March. Lindsey stated the contractors are also gathering carpet samples, and they will bring them to us to select. Carpet will be put back into the courtroom, balcony, stairwells, and on the Marcus Street entrance where it inclines leading up to the security check point. Lindsey stated it is being put there due to safety reasons. Lindsey stated the

remainder of the building will have the hardwood floors restored, and that is the next big phase of the project. That will get us to the end of February to first of March of closing everything out. Chairman James L. McAfee, Jr. suggested to the board on the carpet to have the board present the samples we chose to the Senior Judge and let him approve it since the judge wants the carpet in there for the acoustics. Vice-Chairman Mike Keene stated to the board after the last meeting was the Christmas on the Square, and chamber representatives found some water leaks when they were trying to put up the Christmas tree. Keene wanted to know if McKinstry was aware of this at the last meeting, and Lindsey stated not at the last meeting, but there is a meeting in the morning and he will run that by them.

- L. Development Authority Report- Hugh Darnley, DAJC Executive Director, stated to the board we had a successful Christmas on the Square, and it was a great turn out. Darnley stated that La Palmas Mexican Restaurant is working really hard and they should be opening soon, and hopefully he would have a date soon, at the latest early January. They are working through Department of Public Health requirements. Darnley stated Golden Farmer is up running and staying busy. Darnley stated the community mural painting is this Saturday, and it's a paint by number and everyone is welcome to come do it. Darnley stated the UGA students will come the next day to touch it up, and then we will have a reveal at four o'clock on Sunday, December 17th that afternoon.
- M. EMS Report- No one was present at the monthly meeting to give the report.
- N. Fire Report- EMA/ Fire Director Shawn Wombles presented to the board a copy of the fire report for the month of November. Wombles stated the numbers on the report were slim for that month. Wombles stated to the board their public outreach program with fire safety has reached over seven hundred (700) kids this year. Wombles stated they have developed this program and have had several homeschool students to come in and get fire safety education. They had some people from our community to stop by, and we have taken some extra time to mentor and teach them a little bit about fire service. Wombles stated Louisville Fire Department is changing their radio system out, so they gave us a block of radios to see if they operate correctly. He stated that Mobile Communications was there Friday checking the radios, and we have twenty-five (25) hand held radios, and nineteen (19) of those twenty-five (25) are good. He stated there was a stipulation with the radios, they have to stay within the fire services. Also he has ordered some more radios and wanted the board to know the radios cost about nine hundred dollars (\$900.00) a piece. Wombles stated he has had two (2) radios ordered for the Sheriff, and it has been on backorder for over six (6) months. Wombles stated he thought the board should give Louisville Fire Department something in return for those radios, and he stated the Chief stated they didn't want anything, because of Wombles helping him out when he first became the Chief there. Wombles stated we have had two classes to graduate that didn't get radios, and they are having to operate off of cellphones.

- O. Budget Public Hearing and Special Called Meeting to Approve Fiscal Year 2024 Budgets- December 19, 2023- Chairman James L. McAfee, Jr. stated there will be a public budget hearing next Tuesday, December 19th at 5:30 p.m. in the boardroom here at the Johnson County Annex building. He stated at 6:00 p.m., we will have a Special Called Meeting to approve the budget.

Public Comment(s) **Limit Five Minutes**- No public comments were made.

Executive Session

Chairman James L. McAfee, Jr. stated that the board needed to have an Executive Session to discuss personnel and potential litigation.

Commissioner Felice Pullen made a motion to close Regular Session. Commissioner Ron Darrisaw seconded that motion. The vote to close Regular Session passed unanimously 5-0. Regular session was closed at 6:38 p.m.

Commissioner Larry Pope made a motion to enter into Executive Session. Commissioner Ron Darrisaw seconded the motion. The motion to enter into Executive Session passed unanimously 5-0. The board entered into Executive Session at 6:39 p.m.

After the Executive Session was completed, Commissioner Ron Darrisaw made the motion to close the Executive Session. Vice-Chairman Mike Keene seconded the motion. The motion to close Executive Session passed unanimously 5-0. Executive Session was closed at 7:54 p.m.

Commissioner Larry Pope made a motion to re-enter into Regular Session. Commissioner Ron Darrisaw seconded the motion. The motion to re-enter into Regular Session passed unanimously 5-0. Regular Session resumed at 7:55 p.m.

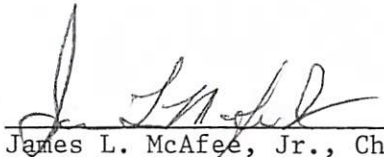
Resume Regular Session


As a result of Executive Session, the County Administrator's contract was renewed (see Agenda Item L).

Commissioner Larry Pope made a motion to adjourn this Regular Monthly Meeting. Commissioner Ron Darrisaw seconded that motion. The vote to adjourn the meeting was unanimous 5-0. The meeting was adjourned at 7:56 p.m.

Commissioners present for this Regular Monthly Meeting: Chairman James L. McAfee, Jr., Vice-Chairman Mike Keene, Commissioner Larry Pope, Commissioner Ron Darrisaw and Commissioner Felice Pullen.

Commissioners absent from this Regular Monthly Meeting: None


James L. McAfee, Jr., Chairman


Mike Keene, Vice-Chairman