

Pierce County Board of Commissioners
Public Hearing Minutes
Tuesday, July 6, 2021 5:45PM

Commissioners in Attendance

Neal Bennett, Chairman
Harold Rozier, District 1
Mike Streat, District 2
Randy Dixon, District 3
David Lowman, District 4

Staff in Attendance

Franklin Rozier, County Attorney
Jason Rubenbauer, County Manager
Amy Hitt, County Clerk

1. Call to Order – Chairman Bennett called the public hearing to order at 5:48 PM.
2. Invocation and Pledge of Allegiance – Commissioner Randy Dixon gave an invocation and Commissioner Mike Streat led the pledge of allegiance.
3. Discussion and request to approve recommendation from the Joint Planning Advisory Board to rezone 5.9 acres on Youmans Chapel Rd from Commercial to Multi-Family for the purpose of building duplexes. Lindsay Thomas, Zoning Administrator stated that the Planning Board had no opposition at the public hearing or meeting that they held on this matter. Kirby Malone stated that this is the property that Dixon & McIntosh had zoned commercial. The property has had all the trees cut but still needs a lot of cleaning up. Rezoning to multi-family will allow for duplexes or single family units or a mix to be built with a cul-de-sac. This type of housing is needed in this area and will be good for the community. Talked to Sonny Bowen who has water across the road and he stated he would be happy to provide water to the development. Chairman Bennett stated that earlier today a question had come up about this possibly having some wetlands that may need to be delineated. Mr. Malone stated that if that is the case he will work around that area and do what needs to be done for development. Mr. Malone stated that he had originally looked at this property to possibly create a venue for weddings but decided that it wouldn't work at this location. Mr. Malone said there is property that can be developed in some way on the parcel. He will do what needs to be done with the wetlands. Chairman Bennett asked if there was anyone else who wanted to speak for or against this request and there was no one.

Public Hearing was adjourned at 5:56PM

Pierce County Board of Commissioners
Regular Meeting Minutes
Tuesday, July 6, 2021 6:00PM

Commissioners in Attendance

Neal Bennett, Chairman
Harold Rozier, District 1
Mike Streat, District 2
Randy Dixon, District 3
David Lowman, District 4

Staff in Attendance

Franklin Rozier, County Attorney
Jason Rubenbauer, County Manager
Amy Hitt, County Clerk

1. Call to Order – Chairman Bennett called the meeting to order at 6:00PM
2. Invocation and Pledge of Allegiance – Commissioner David Lowman gave an invocation and Commissioner Mike Streat led the pledge of allegiance.
3. Approval of the Agenda

Commissioner Randy Dixon made a motion to approve the agenda as presented. Commissioner David Lowman seconded the motion and all voted aye. Motion was approved.

4. Approval of Minutes
 - a. Regular Meeting Minutes, June 1, 2021
 - b. Called Meeting Minutes, June 22, 2021

Commissioner Randy Dixon made a motion to approve the minutes from the Regular meeting on June 1, 2021 and the called meeting on June 22, 2021. Commissioner David Lowman seconded the motion and all voted aye. Motion was approved.

5. County Manager Report and May 2021 Financials.

Report & County Manager Report

July 6, 2021

- Financial Report as of 05/31/2021
 - a. Revenues are very strong compared to previous years
 - i. Revenues through May 31, 2021

1. 75.62%
 2. 68.36% - 2020
 3. 39.15% - 2019
- b. Expenses are performing well both when looking at the current year budget and annual average performance
 - i. Expenses through May 31, 2021
 1. 37.37% (4.3% below budget) overall departments
 2. 35.09% - 2020
 3. 40.83% - 2019
 - c. I have received the majority of the budget requests with only a couple of offices that have yet to submit their request, but who have been in continuous contact with me.
- County Manager's Report
 - a. Bowen Road Culverts
 - i. Box culverts have been installed
 - ii. Compaction of the dirt is nearing completion
 - iii. Headers are being formed in preparation for pouring of concrete
 - iv. Project is still on schedule according to the contractor
 - b. Jail Addition Update (Wednesday, June 30, 2021)
 - i. Jail project is still projected to be complete by October 1, 2021
 - ii. Main addition interior masonry is complete except for the corridor and vestibule
 - iii. Isolation cells are ready to have roofing installed on the steel
 - iv. Ductwork installation has begun and will be complete before roofing is installed due to the restricted access to plenum
 - v. Storm water structures are complete and most underground conduit and piping is complete
 - c. Request for Qualifications for Brokerage Services
 - i. Received interest packages from 8 companies
 - ii. Please check out the packages and rank them according to how you feel each company would fit Pierce County
 - iii. Return the ranking sheet and all packages back to me no later than Wednesday, July 21st
 - iv. Once I have received all ranking sheets I will compare and the top three firms will be asked to provide a 10-minute maximum presentation you at our August meeting
 - v. Following presentations, a request for selection will be requested of you
 - vi. Steel erection should begin any day now as the masonry walls are almost complete
 - d. Tropical Storm Elsa Update
 - i. Request to allow Deputy Fire Chief, Charles Yeargin to provide the latest update on Tropical Storm Elsa

6. Public Comments – Ala Mae Myles, Cut back the trees and grade Ala Mae Lane, sign is leaning. Ms. Myles shared that a couple of weeks ago she asked that the trees be cut back because she can not see to turn on the highway. She wants the intersection to be cleaned up and the trees cut back over the road. Chairman Bennett stated that the mower is heading that way and that we will get the sign at the end of the road straightened up.

7. Discussion and request to approve recommendation from the Joint Planning Advisory Board to rezone 5.9 acres on Youmans Chapel Rd from Commercial to Multi-Family for the purpose of building duplexes. Chairman Bennett asked the pleasure of the Board. Commissioner Streat stated that he thinks the wetland question needs to be answered. Kirby Malone stated that he would ask the board to go ahead with the

rezoning as he will look into the wetland issue and will plan his development accordingly.

Commissioner David Lowman made a motion to approve the rezoning of parcel #036-057, 5.9 acres on Youmans Chapel Rd from Commercial to Multi-Family. Commissioner Mike Streat seconded the motion and all voted aye. Motion was approved.

8. Discussion and request to approve annual contract with Unison Behavioral Health.

UNISON BEHAVIORAL HEALTH
COUNTY PARTICIPATION CONTRACT

For and in consideration of the agreement of **PIERCE COUNTY BOARD OF COMMISSIONERS** to participate in costs of personnel, travel and variable expenses for Unison Behavioral Health to the extent of **\$7,500.00**.

Unison Behavioral Health agrees to provide the following services:

- A. Mental Health Services
- B. Developmental Disabilities Services
- C. Substance Abuse Services

As specified in the master agreement with the Georgia Department of Behavioral Health and Developmental Disabilities.

Control of Services

Program administration shall rest entirely with Unison Behavioral Health and the Chief Executive Officer of said body. They shall have final determination concerning questions of eligibility for services.

Reimbursement

Reimbursement to Unison Behavioral Health for services rendered shall be made monthly in 12 equal installments. Such reimbursement shall be due and payable on or before the 1st of each of the twelve months covered by the contract period of July 1, 2021 through June 30, 2022 or shall be paid in one annual payment due in July which is the 1st month of the fiscal year.

Termination of Contract

This contract shall be terminated under the following conditions:

- a. At the end of the fiscal year covered by this contract.
- b. At any time by either party to contract, following 30 days written notice to the affected party.

We have examined the contract and agree to the provisions as set herein.


Chairman, County Commission

Signed, Sealed and delivered on this 6th
day of July, 2021, in the presence of:



Witness


Notary Public



Signed, sealed and delivered on this _____
day of _____, 20____, in the presence of:

Glyn Thomas, Ph.D., CEO
Unison Behavioral Health

Witness

Notary Public

Commissioner Mike Streat made a motion to approve the annual agreement as presented. Commissioner David Lowman seconded the motion and all voted aye. Motion was approved.

- 9. Discussion and request to survey property between Nola Circle and Sweetwater Circle to establish an eighty-foot preliminary right-of-way to be considered for the development of a county road to mitigate the existing safety issues. Chairman Bennett shared that there are two landowners and they have agreed to allow us to have a survey done to create an eighty foot right of way approximately 460 ft across from Nola Rd to Sweetwater Circle. Once we complete the survey we can take the next step in the process to determine how to create the road and what the cost will be.

Commissioner Mike Streat made a motion to move forward with having the ROW survey completed. Commissioner Harold Rozier seconded the motion and all voted aye. Motion was approved.

10. Discussion and request to approve recommendation from Hofstadter & Associates to complete the Session Hill TIA Project. Chairman Bennett stated that this is to complete Tammie Street, Shana Lane and Moody Lane and the recommendation from Hofstadter is to award to Everett Dykes Grassing in the amount of \$252,065.00

Commissioner Harold Rozier made a motion to award the project for Tammie Street, Shana Lane and Moody Lane to Everett Dykes Grassing in the amount of \$252,065.00, this is not coming from any local funds. Commissioner Randy Dixon seconded the motion and all voted aye. Motion was approved.

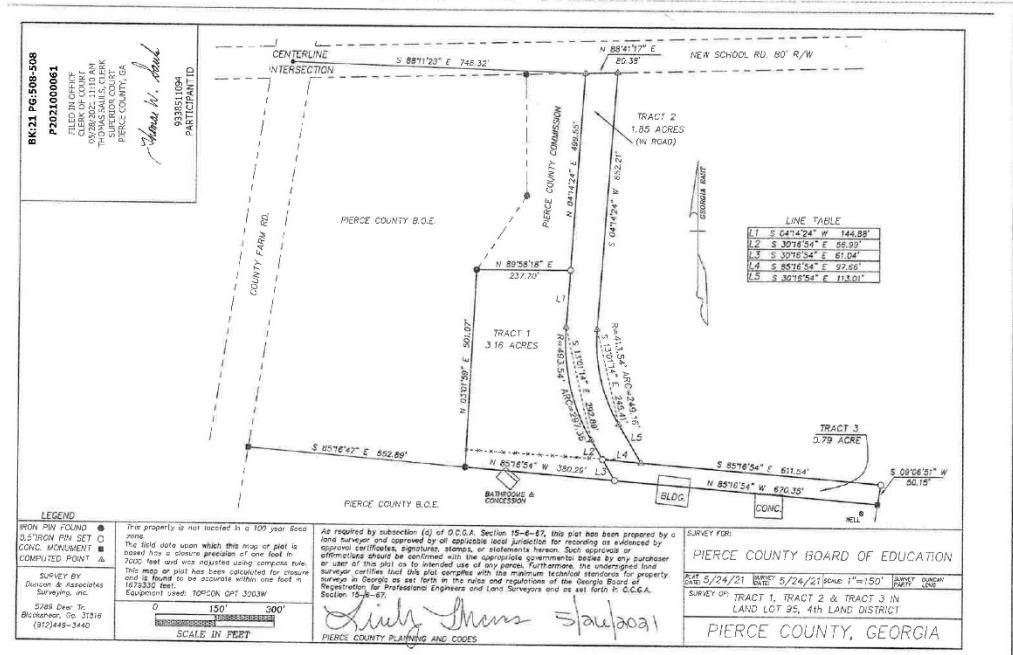
11. Discussion and request to prioritize roads for striping and seek bids. Chairman Bennett stated that this list is for the worst roads and its about 95 miles. Commissioner Dixon stated that some of these are dirt and need to come off the list or only part of the road is paved and the distances need to be updated. Chairman Bennett asked the County Manager to update the list with accurate distances of paved area and remove dirt roads and then submit with cost estimate for approval.
12. Discussion and request to approve recommendation from Roberts Civil Engineering for the TIA project of Cardinal Dr, Bluebird Dr, Redstone Cir, and Mulligan Cir. Chairman Bennett shared that there were two proposals and that Littlefield Construction was the low bidder with a total of \$295,517.80 and that is the recommendation from Roberts.

Commissioner Randy Dixon made a motion to award the TIA project of Cardinal Dr, Bluebird Dr, Redstone Cir, and Mulligan Cir to Littlefield Construction for \$295,517.80, to be paid from County TIA funds. Commissioner Harold Rozier seconded the motion and all voted aye. Motion was approved.

13. Discussion and request to approve purchase of a replacement lawn mower for the Recreation Department using 2014SPLOST funds. Chairman Bennett shared that there is a request from the Recreation Director Will Watson to purchase a Gravely Pro Turn Mach One 60" with a 5- year/1250 hour warranty for \$10,199.00.

Commissioner Randy Dixon made a motion to approve the purchase of the Gravely from Five Points Lawn at \$10,199.00 to be paid from 14SPLOST. Commissioner David Lowman seconded the motion and all voted aye. Motion was approved.

14. Discussion and request to approve Warranty Deed for property behind bus barn and the secondary entrance/exit from the high school with the Board of Education. Chairman Bennett stated that this is the Warranty Deed for the property as discussed a couple meetings ago. Commissioner Dixon asked about money changing hands and Chairman Bennett stated that there is no money to change hands, the cost of the surveys will be split.



Commissioner Randy Dixon made a motion to sign and approve the Warranty Deed for the 3 tracts of land located behind the bus barn and the high school on the referenced plat. Commissioner David Lowman seconded the motion and all voted aye. Motion was approved.

15. Discussion and request to approve seeking bids for Fuel Services. Chairman Bennett stated that there is some question about our fuel services of late. County Manager Rubenbauer met with the three local vendors about the options that we have for services moving forward. Option 1 is to bid out tank rental and purchase fuel at OPIS plus rates. Option 2 is to have offsite fueling. Option 3 would be to purchase or lease tanks, pumps and system for tracking and purchase fuel. Working on getting the consumption information on gas and diesel to provide for interested vendors as part of the RFP. Commissioner Lowman stated that we need to make sure we have fuel in

emergency situations. County Manager Rubenbauer stated that we have emergency fuel at the SO and the Road Department. Chairman Bennett asked the Board what they want to do. Commissioner Dixon stated that he would like us to own our fuel so we have it in case of an emergency. County Manager Rubenbauer stated he would like to have the RFP request all 3 options so we can make sure we make the best decision. Chairman Bennett asked that the County Manager get the RFP together and allow the Board to review before we send it out.

16. Discussion and request to approve seeking bids for widening, resurfacing, and drainage improvements on Sandy Bottom Rd. Chairman Bennett stated that we have done a lot of work in the area in the last couple of years on the left of Sandy Bottom and that this year will be starting on the right side and we want to go ahead and be ready to take care of Sandy Bottom Rd while the contractors are in the area. We have used CDBG for the areas already done and this will not be with CDBG but with our TIA discretionary funds. Chairman Bennett asked to go ahead and discuss item 17 – Oakwood Bend as well. We want to go ahead and advise that Oakwood Bend is not currently in the CDBG but that it might be able to added. We want to get the go ahead to add Oakwood Bend to the CDBG or be able to add it as part of the Sandy Bottom Rd project.

Commissioner Harold Rozier made a motion to seek bids for the widening, resurfacing and drainage improvements of Sandy Bottom Rd and Oakwood Bend, if not covered by the CDBG, to be paid from TIA discretionary funds. Commissioner Randy Dixon seconded the motion and all voted aye. Motion was approved.

17. Discussion and request to approve drainage improvements and paving on Oakwood Bend if not able to cover with CDBG Funds. – item was added to #16 on the agenda and was approved.

18. Discussion and request to declare surplus golf cart formerly used by EMS.

Commissioner Randy Dixon made a motion to declare the old EMS golfcart as surplus. Commissioner Harold Rozier seconded the motion and all voted aye. Motion was approved.

19. Discussion and request to donate surplus golf cart to the Pierce County High School Athletic Department.

Commissioner Randy Dixon made a motion to donate the surplus golf cart to the Pierce County High School Athletic Department. Commissioner David Lowman seconded the motion and all voted aye. Motion was approved.

Chuck Yeargin, Deputy Fire Chief and EMA Director shared an update on Tropical Storm Elsa. As of the 6:00 PM briefing GEMA has included Pierce County in under a tropical storm warning. It appears that the storm is between Siesta Key and Tampa Bay. It is expected to increase in strength to a hurricane in the next 12 hours. Looks like it will get into Pierce County between 2:00 PM and 4:00 PM tomorrow. Based on the current projections it will still be a tropical storm when it makes its way into Pierce County. Our biggest concern for now is that the ground here is already so saturated that we may have a lot of trees down. The Fire Department is ready to respond as needed and especially assist the Road Department with keeping the roads cleared. We are working with the Road Department and also in communication with GA Forestry about response during this time. The next briefing will be at 11 PM. The information has been fluid all day long. Chairman Bennett advised the community to just stay off the roads as much as possible during the time of the storm.

20. Adjourn – Chairman Bennett adjourned the meeting at 6:42 PM.