

Jasper County Board of Commissioners
September 12, 2022
Regular Meeting Minutes
6:00 P.M.

Chairman Henry called the meeting to order at 6:00 p.m.

Commissioners Present: Bruce Henry, Chairman, Don Jernigan, Sheila Jones and Steven Ledford.

Staff: Sharon Robinson, County Clerk, Larissa Ruark, Chief Accounting Officer, Mike Benton, County Manager, and David Ozburn, County Attorney.

Pledge of Allegiance:

Invocation: Commissioner Gerald Stunkel

Agenda Approval: Commissioner Ledford motioned to approve the agenda as presented. Commissioner Stunkel seconded the motion, passed unanimously.

Consent Agenda:

Commissioner Stunkel motion to approve the minutes for:

- April 25, 2022 – Called Meeting Minutes
- May 27, 2022 – Work Session Minutes
- July 1, 2022 - Joint Work Session Minutes
- July 18, 2022 – Called Meeting Minutes
- July 29, 2022 – Work Session Minutes
- August 1, 2022 – Regular Meeting Minutes

Commissioner Jones seconded the motion, passed unanimously.

Jones seconded the motion, passed unanimously.

Public Hearings: Commissioner Stunkel motioned to go into Public Hearing at 6:03 p.m. Commissioner Ledford seconded the motion, passed unanimously.

- 1. A Public Hearing will be held for a Special Use Permit Request to operate a Campground/RV Park business from the property at 21575 Hwy 11, Monticello; Map & Parcel: 015 023 002 & 015 023 001**

P&Z Director Judy Johnson presented the Special Use Permit Request to the BOC. The site is located on the west side of Hwy 11 North. It is zoned agricultural and is currently developed with a residential home. The planning commission recommend denial 5-0 based on traffic safety concerns. She provided criteria that is supposed to be used when considering a Special use permit. She read the recommended conditions if the request is approved:

If this petition is approved by the Board of Commissioners, it should be approved for a Special Use Permit for a Campground Business subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. A Campground or recreational vehicle park only
2. To the owner's agreement to abide by the following development standards:

- a. A 50' landscape buffer shall be required along the road frontage of Hwy 11. Said landscape plan shall be done by a professional landscape architect or professional in the field and subject to the approval of the Director of Planning and Zoning.
- b. No campsite shall be rented for a period greater than ___ days by the same person.
- c. Parking shall be designed in a way to be shielded from Hwy 11.
- d. Applicant shall provide a letter from the Georgia Department of Transportation either approving the use of the existing driveway or stating what improvements are necessary for the business. If improvements are to be made, the improvements shall be in place prior to the issuance of a certificate of occupancy for the building and the issuance of a business license.

For- None
Opposed

- A. Mary Patrick (Monticello) - opposed. She stated that the location is a dangerous.
- B. Kathy Benson (Lakeshore Drive) - Ms. Benson stated that she opposes because there are three campgrounds with a 10-12 mile radius of the proposed site.
- C. Allen Small (Liberty Church Road) - He stated that he likes Jasper County the way it is.
- D. Shannon Honeycutt- (Jackson Lake Road) - Mr. Honeycutt stated that the road is terrible with the curves and could not imagine multiple trailers trying to come in at one time.
- E. Jeff Williamson- (Barnes Mountain Road) - Mr. Williamson stated that this property backs up to his property. He stated he have a big issue with people trespassing.
- F. Beth Durand (Wild Road) - Ms. Durand stated that a special needs campground would not be a good idea.

2. A Public Hearing will be held on a Zoning Ordinance Amendment – Ordinance amendment for Chapter 119 – ZONING, subsection 119-2 (Definitions) to add the following definitions for Food Bank, Food Pantry, and Short Term Rental.

Judy Johnson presented the request for Zoning Ordinance Amendments. She read the amendment definitions into record for the BOC. The purpose of the definitions is to regulate.

For

Craig Garvin stood in favor of the definitions being added. He stated that he owns a short term rental in the area. He stated that he has never had issued with his rental but if they do he have terms in place to have them removed.

Drew Buckner- Stated that he have a property on Lakeshore drive and is in favor of having the definitions. He said that he would love to be a part of the solution. He stated that he only accepts renters that have great rental history. He has not had any calls on his property.

David Swanson- Stated that he owns a lake house on Eagle drive, has never had police called. He believes regulation is required and needed. He has five years of experience in other counties.

Brinton Fields- Eagle Drive- Stated that he does not allow parties at his short term rentals. Airbnb does not allow parties.

Opposed

Mary Patrick (Monticello) - said that she is not opposed but would like to know where she can read the definitions.

Jason Rider (Bragg Road) - Jason ask if there a timeframe for the definitions to be posted.

Bill Nash (Chickadee Court) - He stated that if short-term rental is defined and it's not listed as an allowable use in any zoning district would the owners be out of compliance.

1. A Public Hearing will be held on a Zoning Ordinance Amendment – Ordinance Amendment for Chapter 119 – ZONING, Subsection 119-269 – Table of Permitted Uses to add the following use to the Use Table as a Special Use Permit for a Public or nonprofit food & necessities distribution center/Food Bank/Food Pantry

Judy Johnson presented the application to add the Use of Public or Nonprofit Food & Necessities Distribution to the table of permitted use. She clarified the process of advertising the amendments. This will be added in agriculture as a special use as well as C1 and C2. If a use is not listed on the use table it is not an allowable use in a district.

For

Tom Combs (Pine Tree Road, Monticello) - Mr. Combs stated that he has been with the food bank for 13 plus years. He gave some history of how the Food Bank was started.

Henry Dennis (Pastor of Freedonia CME Church) - He stated that he is in favor of it because we are supposed to feed the hungry. He voiced his concerns about the condition of the road. He ask that the county pave the street. He stated that the church will offer any partnership that they can to help assist the Food Bank.

Willie Harris (Middlebrook Pond Road) - Mr. Harris stated that he is in favor and would like to volunteer at the Food Bank when the time comes.

Opposed

Mary Patrick (Monticello) - Ms. Patrick stated that she opposes the Food Bank being in the Agriculture district. There is going to be a lot of traffic and this should be in the Commercial zoning. She stated that the guy wanted to partner with him and she thinks they already gave them \$125,000 of taxpayer money and got the grant and land.

Commissioner Stunkel motioned to go back into regular meeting at 6:53 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Presentations/Delegations

Pastor Jason Parr – The Thrift Store – Landfill Use- **Not present**

Reverend Herman Dennis – Freedonia A.M.E. Church – Food Bank Discussion- Rev. Dennis clarified his statement about partnering with the Food Bank was a service type partnership that his church is offering.

Citizens Comments:

Mary Patrick- Ms. Patrick stated code enforcement concerns her and she feels we need another Code Enforcement Officer.

James Belcher (Gainey Road) - Mr. Belcher stated that the Food Bank will be a crown jewel to the county once it is up and running. He ask if there is any way the county could help to get people who do not have a way out to the food bank. He stated that the road seems a little narrow.

Randolph Epps (Killdeer Lane) - Mr. Epps stated that would like for the Board to Vote yes to pave Killdeer Lane. He stated that it is very dangerous trying to get onto Turtle Cove Trailway. He stated that it's like you have to race up the hill just to get on the pavement.

Kathy Benson- Ms. Benson talked about her concerns with short term rentals.

Robert Peek (Jackson Lake Road) - Mr. Peek stated that he moved here to be in the country. He stated that everything is changing. His road was postponed because they can't keep up with stuff. He ask why would they continue to let all of this stuff come in. None of the departments can handle the growth.

County Commissioner's Items:

Commissioner Ledford-

Commissioner Stunkel-

Commissioner Jernigan- Commissioner Jernigan stated that he is receiving more and more calls about not being able to see at some intersections. He stated that we should look into using some type of weed retardant to help out with that issue.

Commissioner Jones-

Chairman Henry-

Business Items:

Item 1: Special Use Permit Request- Campground/RV Park 21575 Hwy 11 North: Commissioner Ledford motioned to deny the special use permit request for the Campground/RV Park. Commissioner Jernigan seconded the motion, passed unanimously.

Item 2: Zoning Ordinance Amendment- Add Definitions- Food Bank, Food Pantry and Short Term Rental: Commissioner Stunkel motioned to approve the Zoning Ordinance Amendment – Add Definitions- Food Bank, Food Pantry and Short Term Rental. Commissioner Ledford seconded the motion, passed unanimously.

Item 3: Zoning Ordinance Amendment- Add Special Use to Use Table- Public or Non-Profit Food & Necessities Distribution Center/Food Bank/Food Pantry: Commissioner Stunkel motioned to approve the Zoning Amendment- Add Special Use to Use Table- Public or Non-Profit Food & Necessities Distribution Center/Food Bank/Food Pantry. Commissioner Ledford seconded the motion, passed unanimously.

Item 4: Recreation Board Discussion/Future Joint Work Session: Commissioner Jernigan state that for several months to a year there have been problems between the Recreation Director, the Recreation Board and the Public. He stated that he believes it is time to make some changes to the Rec board. He stated that he would like us to relieve all current members of the Rec Board and appoint new members.

Commissioner Jernigan motioned to remove the current members of the Recreation Board and appoint new members. Commissioner Ledford seconded the motion, passed unanimously.

Item 5: Jasper County Recreation Board Appointment: Commissioner Jones stated that she feels that she can be of help and come with different ideas to help the Recreation Staff.

Commissioner Stunkel motioned to appoint Commissioner Sheila Jones to the Recreation Board. Commissioner Ledford seconded the motion, passed 4-0 (Commissioner Jones abstained).

Mr. Jeff Holloway stated that he is currently the Athletic Director for the Jasper County Charter System. He stated that he works with the current director. He would like to help out.

Commissioner Jernigan motioned to appoint Jeff Holloway to the Recreation Board. Commissioner Ledford seconded the motion, passed unanimously.

Item 6: Jasper County Water and Sewer Authority Board Appointment: The applicant was not in the room.

Commissioner Stunkel motioned to table the item. Commissioner Jernigan seconded the motion, passed unanimously.

Item 7: Landfill Customer Types Discussion: Commissioner Stunkel motioned to table the item. Commissioner Jernigan seconded the motion, passed unanimously.

Item 8: County Extension- Capital Expenditure Item- Quotes for Consideration: Kasey Hall (Extension Office) discussed quotes that she was able to obtain. She mentioned all of the vehicles she test drove and dealerships that she visited.

Commissioner Stunkel motioned to approve the purchase of a vehicle by the County Extension Office at the Carl Black dealership with a purchase price of up to \$45K. Commissioner Jernigan seconded the motion, passed 4-1, Chairman Henry opposed.

Item 9: Recreation Park- Capital Expenditure Items- Quotes for Consideration: Brandon Williams (Assistant Rec Director) presented quotes for consideration for Utility Vehicles and Zero Turn Mower.

Commissioner Jernigan stated that we have had problems in the past with Hays Tractor.

Michael Walsh (PW Director) stated that the one negative that he have had was the fact that Hays would not touch some brush cutters that were purchased from them to repair them.

Commissioner Jernigan motioned to table Capital Expenditure Items until a later date. Commissioner Stunkel seconded the motion, passed unanimously.

Item 10: 2023 Comprehensive Plan Update- Steering Committee Appointments: Judy Johnson stated that the Comprehensive Plan is due October 2023. She suggested steering committee is needed. Northeast GA has suggested that the county appoints 3-4 individuals. The need to be one elected official, one business owner or member of the Development Authority and one to two citizens at large. The meetings will be led by NEGRC. The City of Shady Dale and the City of Monticello will have representatives. The person will need to have a flexible schedule because they will need to be at most meetings. She ask that an ad be placed in the newspaper.

Item 11: 2023 SPLOST Referendum- March Ballot/November Ballot: Chairman Henry stated that he and Mike met with the Registrar.

Mike Benton stated that the current SPLOST collection month is March 2024. Assuming the BOC wants to continue the SPLOST. It will need to be placed on the ballot. The Registrar is concerned about the mechanics having SPLOST on the November 2023 which will is a City Election only. They strongly recommended March 2023.

Chairman Henry stated if we plan to try to get the SPLOST referendum we will need to come up with our needs for it by the end of December. This will allow the paperwork to be submitted to the Secretary of State.

Commissioner Stunkel motioned to place the SPLOST question on the March 21, 2023 election ballot. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Stunkel motioned to put the 2023 SPLOST towards roads in the county. Commissioner Jernigan seconded the motion, passed unanimously.

Item 12: Travel Policy Update- Meals Per Diem: Mike Benton stated that staff have been asked to update the travel policy as it relates to Per Diem for meals. The current rate is \$35 per day.

Commissioner Ledford stated that the word required needs to be changed in the policy.

Commissioner Ledford motioned to adopt the Travel Expense Policy as presented with the change of removing the word 'required' in section A.

- a. When a County employee ~~is required to~~ attends a training or certification seminar or conference, he/she shall be reimbursed for fair and reasonable expenses incurred for registration, food and lodging.
- b. If the county employee is required to furnish his/her own transportation, he/she shall receive mileage reimbursed at the standard IRS reimbursement rate.
- c. All expenses for meals will be reimbursed at the **standard rates** of reimbursement set by the United States General Services Administration.
- d. The County will NOT reimburse any expenses for alcoholic beverages or in-room movies,
- e. All County employees must utilize the appropriate "Expense Reimbursement" form for reimbursement.

Commissioner Stunkel seconded the motion, passed 4-1, Commissioner Jernigan opposed.

Item 13: Credit Card Policy- Credit Card Issuance: Mike Benton stated that staff was instructed to identify the process and procedure on issuing County Credit Cards to elected officials for County Official Business. The Elected official will have to sign the agreement section of the credit card.

Commissioner Jones stated that the only persons that should be checking out the credit card are the department heads.

Mr. Benton stated that we currently don't have a credit card policy at all. This card would be more of a travel credit card.

Chairman Henry stated that if the board chooses to pass the new card policy he does not want one.

Commissioner Ledford motioned to deny the credit card issuance to the Board of Commissioners. Commissioner Jernigan seconded the motion, passed unanimously.

Item 14: Jasper County Public Facilities Authority- Next Project: Commissioner Jernigan stated that the Public Facilities Authority is asking for guidance on what the next project should be. He stated that he hear the concerns that there are immediate needs of fields. The PFA have to be instructed on what the next project is if there is a next project.

Commissioner Stunkel stated that we need to push Precision Planning for a firm quote. We also need to check with our Bond Agent on what we can borrow against our Stanton Springs income and over what period.

Mike Benton stated that the Recreation Director is out of commission for a little while which could delay the work session.

Item 15: 2023 CDBG Program Discussion: Chairman Henry stated that the window is open to apply for a CDBG grant.

Mike Benton stated that we have to have 75% of the previous grant spent before applying for the next grant application.

Commissioner Jernigan ask if the grants can be used for ballfields.

Mr. Benton stated that you will have to show a true need and low income benefits.

Item 16: Killdeer Lane- Blount Proposal- Safety and Maintenance Improvements: Mike Benton stated that Killdeer Lane has a public safety hazard and maintenance issue

Commissioner Stunkel stated that if you do stop you will spin your tires endlessly just to get onto the pavement.

Blount Construction Proposal

Option A

Resurface the entire length of Killdeer Lane with 2” of asphalt
520’ - \$28,092

Option B

Resurface Killdeer Lane from Turtle Cove Trailway down to the bottom of the hill with 2” of asphalt
255’ length - \$14,833

Commissioner Stunkel motioned to approve Option A of the Blount Construction: Resurface the entire length of Killdeer Lane with 2” of asphalt to be funded by Fund Balance. Commissioner Jernigan seconded the motion, passed unanimously.

Michael Walsh stated that there is minimal preparation needed.

Item 17: Miss Sarah Road- Abandonment Application- County Initiated: Mike Benton stated that staff is requesting approval of the Board of a County initiated application to abandon a certain section of Miss Sarah Drive. The approximate size of the abandonment will be about 800 ft. All processes and procedures will be observed except the \$500 application fee.

Commissioner Stunkel motioned to allow staff to move forward with the Road Abandonment Application process and to waive the \$500 application fee. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Stunkel stated that we will need to put some type of barricade in place for the section that is being abandon.

Item 18: Human Resources and County Boards Report: Sharon Robinson presented the Human Resources and County Boards Report.

Current Open Positions

Operator I
CDL Driver
EMT
Paramedics
911 Dispatchers
Public Works/Landfill Operator

Terminations/Resignations

Public Works – 1
Fire Rescue – 1
Jail – 1
P & Z – 1
Senior Center - 2

New Hires/Transfers

Planning & Zoning – 2
Sheriff - 3
Jail – 4
Fire/Rescue – Full-Time - 1

Total Employees = 170
Full-time = 114
Part-time = 56

Upcoming Board Appointments Needed: Jasper County DFCS Board: 1

Item 19: Final Budget Amendments- FY 2022: Commissioner Stunkel motioned to table the item. Commissioner Jernigan seconded the motion, passed unanimously.

Item 20: Schedule Work Sessions and Called Meetings: Mike Benton stated that we have a Joint Work Session with Planning & Zoning scheduled for September 19th.

County Attorney Items: None

County Manager Update: Mike Benton gave an updated of the numbers for building permits

Executive Session: Commissioner Jernigan motioned to go into Executive Session to discuss potential litigation at 8:47 p.m. Commissioner Jones seconded the motion, passed unanimously.

Commissioner Jernigan motioned to exit Executive Session at 9:20 p.m. Commissioner Stunkel seconded the motion, passed unanimously.

Adjourn:

Commissioner Stunkel motioned to adjourn the meeting at 9:20 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Bruce Henry, Chairman

Sharon Robinson, Clerk