

Jasper County Board of Commissioners
March 6, 2023
Regular Meeting Minutes
6:00 P.M.

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

Commissioners Present: Bruce Henry; Gerald Stunkel; Don Jernigan, Chairman; Sheila Jones, Vice-Chairman; and Steven Ledford.

Staff: Mike Benton, County Manager, Larissa Ruark, Chief Accounting Officer, and Adam Nelson, with Fleming Nelson Attorney Group

Pledge of Allegiance:

Invocation: Commissioner Sheila Jones, District 1.

Agenda Approval: Commissioner Henry motioned to add the purchase of the land for the Food Bank to the agenda. Chairman Jernigan seconded the motion, passed unanimously.

Commissioner Henry motioned to approve the agenda as amended. Commissioner Ledford seconded the motion, passed unanimously.

Consent Agenda:

Commissioner Ledford motion to approve the minutes for:

- February 6, 2023- Regular Meeting Minutes

Commissioner Henry seconded the motion, passed unanimously.

Commissioner Jones motioned to approve Check #s **66881-67163**. Commissioner Ledford seconded the motion, passed unanimously.

Public Hearings: Commissioner Ledford motioned to go into Public Hearing at 6:05 p.m. Commissioner Jones seconded the motion, passed unanimously.

1. A public hearing will be held on a Final Plat for Lakeview Estates, Phase 2, located off of Lloyd Street, Map & Parcel 031A 035. The request is to finalize the approved Preliminary Plat for a total of 10 lots on 21.98 acres.

No one stood in favor or opposition.

2. A Public Hearing will be held for Amendments to Part II, Code of Ordinances which include: Chapter 105 – Development Standards & Regulations, Sec. 105-28. – General definitions; Section 105-162 – Conservation Subdivision Design, subsection 3.C; and Chapter 119 – Zoning, Sec. 119-48 Conventional zoning districts; Sec. 119-95 Relationship between land use and zoning districts; Sec. 119-244 Development Standards; Sec. 119-269 Table of Permitted Uses; Sec. 119-196 R-2 Single-Family Residential District, Low Intensity; Sec. 119-197 R-1 Single-Family Residential District, Medium Density; Sec. 119-198 RL Residential Lake Districts; Sec. 119-199 V-P Village Plan Mixed-Use Residential District; Division 6 V-P Village Plan Mixed Use District Development Standards including Sec. 119-287 through Sec. 119-302; Sec. 119-347 Application of parking requirements; Sec. 119-348 Minimum requirements for off-street parking.

P & Z Director Judy Johnson read the new ordinance into the record (See attached.)

In Favor:

- Mary Patrick (Monticello)- Ms. Patrick begin by saying that she was against smaller lots. Chairman Jernigan advised Ms. Patrick that now is the time to speak if you are in favor of the ordinance amendment.
- Justin Owen (Highway 11 North, Chairman of P & Z Board)- Mr. Owens urged the board to accept the recommendation from the Planning & Zoning Board.
- Cathy Benson (Monticello)- Feel the ordinance should be approved as presented.
- John Henderson (Herd's Creek Road)- Mr. Henderson strongly ask and recommend that the ordinance is approved as presented. It's a good compromise
- James Belcher (Hillsboro)- Would like to recommend that the ordinance is accepted because it is a good compromise.

Commissioner Ledford motioned to close the Public Hearing at 6:23 p.m. Commissioner Jones seconded the motion, passed unanimously.

Presentations/Delegations-

- ***Long Term Recovery Group Discussion – Ed Westbrook*** – Mr. Ed Westbrook presented to the board the need for Long Term Recovery Group. The group will assist in any disaster that a resident may experience. This will allow us to receive major donations during disasters as well. The group will have its own bi-laws and operate under a 501(c)3. There will be no more than 9 voting members. The Sheriff, Mr. Westbrook, and the Fire Chief will serve as advisors but not members of the board. Eight volunteers have been identified:
 - Louise Venables
 - Joeseph Slicker
 - Londa Champion
 - Amy Stelzer
- ***Long Term Recovery Group Proclamation-*** Commissioner Ledford motioned to approve the Chairman to sign the proclamation to create the Long Term Recovery Group. Commissioner Henry seconded the motion, passed unanimously.

Citizens Comments:

- **Jerry Wynn (Falcon Circle)** - Spoke about things that will be needed if R2 is allowed.
- **Sandra Carter (Monticello)** - Ms. Carter talked about the Day of Kindness and thanked those who participated.
- **Johnathan Fuss-** Mr. Fuss thanked the county manager and stated that the board should use logic and reason. He also suggested that the board work together as one.
- **Catherine Alexander (Hillsboro)** - Ms. Alexander expressed all the things she had to do in order to be at the meeting.
- **Jason Bunn (Bailey Road)** – Mr. Bunn asked Commissioner Stunkel and Commissioner Jernigan to step down.
- **Cathy Benson (Lakeshore Drive)** – Ms. Benson stated that she is against anything with smaller lots.
- **Linda Rudolph (Concord Road)** – Ms. Rudolph ask the board to keep their promised to the taxpayers
- **Jason Hawkins (Thompson Road)** –Mr. Hawkins stated that he feels like enough people have come forward against the R2 zoning.
- **Mary Patrick (Monticello)** – Ms. Patrick made mention about boards and the Commissioners that serve on the boards.
- **James Belcher (Hillsboro)** –Mr. Belcher stated that we need to come together as a county to create smart growth.
- **Wayne Cason (Seven Island Road)** – Mr. Cason encouraged citizens to not sit on their hands and get involved.

- **Chris Florence (Bailey Road)** – Mr. Florence stated that he hopes the board will accept the proposal from the P&Z board.

County Commissioner's Items

Commissioner Ledford- None

Commissioner Stunkel- Commissioner Stunkel spoke about all of the accusations against him regarding R2 zoning. He reminded the crowd that when he ran for his seat he ran on the premise of the need for more housing options in Jasper County. He referenced his Commissioner's Facebook page where the post is still visible. He reminded the crowd that he did not have a legal reason to make the county aware that he was pursuing his Real Estate license.

Commissioner Jernigan- Commissioner Jernigan stated that to say that there is collusion going on is not true. He speaks to all of the commissioners individually all the time. We have to learn to get together and compromise.

Commissioner Jones- Commissioner Jones stated that the open records was a shock to her. She agrees that each district should have people appointed to all boards. She would love for all of us to come together as a county as a whole.

Chairman Henry- Commissioner Henry stated that the board needs to be transparent with each other when making decisions.

Business Items:

Item 1: FY23-001- Approval process for Phase 2 of Lakeview Estates: Commissioner Ledford motioned to approve the FP23-001 for Phase 2 of Lakeview Estates. Commissioner Henry seconded the motion, passed unanimously.

Item 2: Ordinance Amendment to the Development Regulations and Zoning Ordinance to update definitions and Residential Zoning Districts designations: Chairman Jernigan made a motion to approve the amendment passed by the P&Z Board on February 16th, He also request the P&Z Director to revisit the size of houses that may be built on one acre or less. These lots are existing non-conforming lots of record. Commissioner Ledford seconded the motion, pass unanimously.

Item 3: Renewal of 2023 Alcohol License for Bear Creek Marina Restaurant: Commissioner Ledford motioned to approve the application number 2023-A-011 for Bear Creek Marina alcohol renewal. Commissioner Jernigan seconded the motion, passed unanimously.

Item 4: Jasper County Recreation Board Appointment: Mr. Johnson stated that he has worked with the school system and can be of assistance when it come field maintenance.

Commissioner Ledford motioned to appoint Jeremy Johnson to the Jasper County Recreation Board with his term ending October 2025. Commissioner Henry seconded the motion, passed unanimously.

Item 5: 2022 & 2023 LMIG Project- Jackson Lake Road from SR 11 to SR 212- Bid Results: Mr. Benton stated that we have combined LMIG projects for 2022 & 2023. The bid prices for 2022 came back extremely high.

Robert Jordan explained the current condition of the road; i.e. not same width and shoulder degradation. He stated that he thinks it was a good idea to hold off for a year. For the repairs there will be full-depth reclamation and the road will be made to be 22 ft. for the entire length of the repairs.

Commissioner Ledford motioned to award 2022 and 2023 LMIG Combined Funding Project to Pittman Construction Company in the amount of \$1,846,351.10. The difference of \$311,094.75 will come from 2018 SPLOST. Commissioner Henry seconded the motion, passed unanimously.

Item 6: Public Works Right of Way Mower – Bid Results: Mr. Walsh stated that they are down one mower. Seven bids were received. The one that is down is 18 years old. He recommends the mower from Atlantic Southern. There are some cheaper options but the delivery time is a lot longer.

Commissioner Ledford motioned to purchase the Bush hog 2815 Flex-Wing Rotary Cutter from Atlantic Southern in the amount of \$26,157.00 from impact fees. Commissioner Henry seconded the motion, passed unanimously.

Item 7: Tree and Limb Debris Removal Services- Tornado Damage Area- Bid Results: Mr. Benton stated that there is a huge range in bids. We would have to have really good reason to not go with the lowest bid if trying to get reimbursed from FEMA. The bids that were received are per cubic feet.

Commissioner Henry motioned to award the tree and limb debris removal services for the tornado damaged area bid to CTC- Custom Tree Care for the amount of \$5.98 per cubic yard. Commissioner Jernigan seconded the motion, passed unanimously.

Item 8: Vehicle Quotes- Senior Center: Ms. Brenda Jacobs presented quotes for a new Senior Center vehicle to replace the 2009 van. All of the vehicles that are quoted would meet the needs of the Senior Center.

Commissioner Henry motioned to approve the purchase of the 2012 Ford E-350 Chassis with 28,000 miles for \$58,400 funded by Fund Balance once the vehicle is looked at by a Public Works mechanic. If we have to go with a different vehicle it will need to come back before the board for discussion. The funding will come from Fund Balance. Commissioner Ledford seconded the motion, passed unanimously.

Item 9: Monticello Post Office- Handicap Accessibility- Letter to US Senators and Rep.: Commissioner Jernigan stated that he have problems going up and down the steps at the Monticello Post Office. He is suggesting that we write a letter to both Senators and Representative Collins to see what they can do to help get this remedied.

Commissioner Jernigan made a motion that we write a letter to both Senators and Representative Collins to address the need for an ADA compliant Post Office. We will suggest that City of Monticello writes a separate letter. If they do not prepare a letter we will suggest that they sign our letter. Commissioner Ledford seconded the motion, passed unanimously.

Item 10: Application for Congressionally Directed Spending (CDS) Request for FY 2024- Recreation Park Improvements: Mr. Benton stated that staff was ask to completing the CDS request. The grant is zero match.

Commissioner Henry motioned to approve the request to submit FY 2024 Congressional Directed Spending Request. Commissioner Jernigan seconded the motion, passed unanimously.

Item 11: ACCG Georgia County Internship Program Grant Agreement: Mr. Benton stated that we have had success in the past when we applied for this program. We put in a grant application and won it. This is a reimbursement grant.

Commissioner Jones motioned to authorize Chairman to sign the agreement for the Georgia County Internship Program Grant. Commissioner Ledford seconded the motion, passed unanimously.

Item 12: Vehicle Quotes- County Manager Vehicle: Chairman Jernigan motioned to approve the purchase of the 2023 Ford Explorer Stock# 23T140 for \$39,569 from Riverside Ford as the county manager vehicle. Commissioner Ledford seconded the motion, passed unanimously.

Item 13: Human Resources and County Boards Report: Ms. Sheila Belcher presented the Jasper County Human Resources and Board reports.

Current Open Positions

Deputy Clerk
Code Enforcement Officer
Operator I
CDL Driver
EMT
Paramedics
911 Dispatchers
Public Works/Landfill Operator

New Hires/Transfers

Public Works – 2
Recreation – Full-Time – 1
Recreation – Part-Time - 1

Terminations/Resignations

Sheriff – 1
Jail – 1
Recreation – 1
Planning & Zoning - 1

Total Employees = 160
Full-time = 109
Part-time = 51

Upcoming Board Appointments Needed:

Jasper County Recreation Board: 1
Jasper County Public Facilities Authority - 4

Item 15: Monticello Food Bank: Commissioner Henry stated that the funding for the Food Bank has been released. He would like to us move the money in order to close on the land.

Mr. Ken Horton stated that we need to have on record the name that NEGRC have. To make sure that we are able to sign for the grant, find a closing attorney.

Commissioner Henry made the motion that we pull the \$77K plus any closing fee from fund balance, it will be reimbursed by the CDBG grant. Commissioner Ledford seconded the motion, passed unanimously.

Item 14: Schedule Work Sessions and Called Meetings as Needed: The commissioners decided that no additional Work Sessions are currently needed.

County Attorney Items: None

County Manager Update: Mike Benton gave an updated of the numbers for building permits for the current year in comparison to the past year.

Executive Session:

None

Adjourn: Commissioner Ledford motioned to adjourn the meeting at 8:09 p.m. Commissioner Henry seconded the motion, passed unanimously.



Don Jernigan, Chairman



Sharon Robinson, Clerk