

Jasper County Board of Commissioners

May 6, 2019

Regular Meeting Minutes

6:00 P.M.

Comm. Pennamon called the meeting to order at 6:00 p.m.

Commissioners Present: Chairman, Carl Pennamon, Vic-Chairman, Bruce Henry, Don Jernigan, Gerald Stunkel, and Doug Luke.

Staff Present: Mike Benton, County Manager, Clerk, Sharon Robinson, Finance Director, Dennis Pate, and County Attorney, David Ozburn.

Pledge of Allegiance:

Invocation:

Rev. Preston Campbell, Maddox Chapel Missionary Baptist Church.

Agenda Approval:

Comm. Henry made motion approve the agenda as presented, Comm. Jernigan seconded; passed unanimously.

Consent Agenda:

Minutes:

Comm. Jernigan made motion to approve the Work Session Minutes of March 4, 2019, Comm. Stunkel seconded; passed unanimously.

Comm. Luke made motion to approve the Work Session Minutes of April 1, 2019, Comm. Henry seconded; passed unanimously.

Comm. Stunkel made motion to approve the Regular Meeting Minutes of April 1, 2019, Comm. Henry seconded; passed unanimously.

Check Register:

Comm. Jernigan made motion to approve the check register which included check #'s 54866 - 55148 for payment, Henry seconded; passed unanimously.

Public Hearing:

A public hearing was held for a Special Event Center Addition to the Use Table in the Jasper County Code of Ordinances Under Agricultural Zoning (AG) with a Special Use Permit Required. (2nd Reading)

Comm. Luke made motion to go into Public Hearing at 6:08 p.m. and hear both consecutively, Stunkel seconded; passed unanimously.

Shane Sealy noted Julie and Greg Rowland are requesting to add the table of permitted uses under Agricultural Zoning Event Facility. The table will have an S requiring a Special Use Permit Application. Process will go in front of Planning and Zoning Commission and the Application # 2019-TA-001 was passed 3 – 1 at their meeting on March 28, 2019.

Mr. Sealy read the changes to the text amendment. (A copy will be attached and made a part of the official minutes). Changes included:

Exceptions – eliminated corporate events and eliminated similar uses as approved by Planning Director and a curfew was added.

Comm. Stunkel questioned who originally brought this to P&Z.

Mr. Sealy noted it has been in the works for about 2 months.

Comm. Henry noted he had received calls about allowing people to release balloons and no fireworks.

Comm. Jernigan noted he has received calls about concerns of venues located on dirt roads and the amount work it would place on Public Works.

Atty. Ozburn noted conditions can be added as each permit has to come before the Board.

People speaking in favor of:

Julie Rowland, Mandie Tanner, Steve Young, and Gary Price.

People speaking opposed of:

Scott Harris, Judy Wiggins, Mary Patrick, Susan Hansen, and Jennifer

Comm. Luke made motion to close the Public Hearing and return to Regular Agenda at 6:38 p.m., Jernigan seconded; passed unanimously.

Commissioner's Items:

Luke – He has been searching for the email from the gentleman on Doe Lane and can't find it; if anyone hears from him, have him contact him again. 361 Lakeview Drive needs a new culvert pipe.

Jernigan – None

Henry –None

Stunkel - None

Pennamon – None

Presentations/Delegations:

None

Regular Agenda:

Old Business:

Event Center Addition to the Use Table in the Code of Ordinances Under Agricultural Zoning with a Special Use Permit Required:

Comm. Pennamon noted the Board's duty is to protect the integrity of the county. He is not for or against an Event Center, but more research needs to be done as to what we need in Jasper County.

Comm. Stunkel noted there has been a lot of mis-information out there; we need to have better ordinances before something like this is put in place. We should check with Butts County on whether they have issues.

Comm. Jernigan made motion to table this item until a later date; get with Planning and Zoning, Sheriff until more research can be done, Stunkel seconded.

Commissioners discussed tabling vs. deny and what the process would be.

Atty. Ozburn suggested if the board did not intend to take back up this particular proposed ordinance then the cleaner way to do it would be to deny the proposed ordinance and then you would have the discretion and flexibility to take the issue up again. Tabling would give the indication that you are gonna re-consider this particular proposed ordinance.

Comm. Jernigan withdrew his first motion. Comm. Stunkel withdrew his second.

Comm. Jernigan, made motion to deny the application # 2019-TA-001 until better input and research can be provided, need better controls in place to not adversely affect the county as a whole, Stunkel seconded; passed unanimously.

2018 Capital Improvements Element Update – Adoption:

Mr. Benton noted DCA requires an update of our Capital Improvements Element. The last version has been approved and now needs to be adopted as a formality.

Comm. Henry made motion to adopt 2018 Capital Improvements Element Update as presented, Jernigan seconded; passed unanimously.

(A copy of this document will be attached and made a copy of the official minutes).

New Public Works Shop Building Plan:

Mr. Benton reviewed the plans for the new Public Works Shop Building noting the following:

Specific location has been determined.

Geometry plan has been completed.

Grading, drainage and utilities plans have been completed.

Building dimensions have been determined. – 80' width, 60' depth, 21' height.

Shop, office, bathroom and training/meeting/break areas have been determined.
Required independent septic system has been confirmed.
Concrete aprons have been determined.
Outside covered storage area has been identified.
Lighting requirements including skylights to be provided to Contractor.
Air compressor and piping requirements to be provided to Contractor.
Existing mobile lift to be utilized and located and energized with power.

Mr. Benton also noted that County Public Works will perform all grading and storm drainage under County Engineer supervision. General Contractor to perform all work from foundation up thru the metal building, aprons and utilities.

Mr. Benton noted they would like to use the remaining 2012 SPLOST Public Works allocation funds.

Comm. Pennamon expressed concern of location and removal of old emulsion tank.

Mr. Benton noted that is the flattest area and the less grading.

Comm. Luke, made motion to approve the plans and put a bid together as presented, Stunkel seconded; Luke, Henry, Jernigan, and Stunkel vote yes, Pennamon opposed. Motion passed 4-1.

New Business:

Tax Assessor – 2019 Digest Changes and Overview:

Ms. Bentley provided an overview of the 2019 County Digest.

Ms. Bentley reviewed handouts with Commissioners. (A copy of these handouts will be attached and made a copy of the official minutes).

Ms. Bentley noted we are almost back to the 2007 values. We have more houses than we did then, but we have lost some other things. We report 40% of the values on the digest.

Ms. Bentley noted the phase in of the Forest Land Protection Act changes will begin this year.

Ms. Bentley explained how the Heavy Equipment Tax will always vary from year to year as it is dependent on when someone purchases a piece of heavy equipment.

Janitorial Services – County Government Buildings – Approval to Seek Bids:

Mr. Benton noted the current contract for janitorial services for the Jasper County Courthouse, Jasper County Courthouse Annex, and Southern Crescent Technical College expires on June 30, 2019. The expiring contract was for two years. Staff is requesting authorization to develop and publish bid requests for janitorial services.

Comm. Luke made motion to authorize staff to develop and seek bids for janitorial services for the following Public Buildings – Jasper County Courthouse, Jasper County Courthouse Annex and Southern Crescent Technical College for a term length of 2 years, Jernigan seconded; passed unanimously.

Update on the Peninsula at Jackson Lake:

Mr. Sealy noted the Peninsula plat was put on record April 24th they had the sale on April 27th. 81 out of 114 lots have contracts. Cash closings will start May 17th.

Comm. Pennamon questioned what the average closing is on lots.

Mr. Sealy noted range from \$14,900 to \$60,000. Lake lots went from \$130,000 to \$250,000.

Comm. Jernigan questioned what the total sales were.

Mr. Sealy noted a little over \$9 million. If all go to closing the tax for Jasper County would be about \$60,000.

County Attorney Items:

None

County Manager Items:

Mr. Benton noted that Ben Carter with Carter Watkins came and inspected the Courthouse and is working on his recommendation. He would like to get on the June agenda to bring his recommendations to us.

Mr. Benton reminded the board of the 5:00 p.m. Work Session on Monday.

Citizens Comments:

None

Executive Session:

None

Adjourn:

Comm. Luke made motion to adjourn at 7:38 p.m., Stunkel seconded; passed unanimously.

Carl Pennamon, Chairman

Clerk, Sharon Robinson