

Jasper County Board of Commissioners

April 22, 2019

Called Meeting Minutes

6:00 P.M.

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

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

Staff Present: Mike Benton, County Manager, Clerk, Sharon Robinson, and County Attorney, David Ozburn, Dennis Pate, Finance Director, Sheriff Donnie Pope, Shane Sealy

Pledge of Allegiance:

Invocation:

Sheriff Donnie Pope

Agenda Approval:

Comm. Jernigan made motion approve the agenda, Stunkel seconded; passed unanimously.

Public Hearing

Commissioner Pennamon call the Public Hearing to order for the final plat of the Peninsula at Jackson Lake located on Jackson Lake.

Comm. Jernigan made motion to go into a public hearing at 6:03 p.m., Henry seconded passed unanimously.

Shane Sealy noted the final plat went in front of the P & Z board on April 11th and received a recommendation for approval 5-0 with stipulations. There were two lots in the subdivision that did not meet the road frontage minimum requirements. That has been modified. Georgia Power and Central Georgia EMC are both providers for the public utilities servicing the subdivision. Georgia Power was added to the electrical providers. The board wanted a statement added; If the county ever decided to take responsibility for the roads, the developers or residents must bring the road up to current county standards at that time.

Mr. Sealy stated that he has received from the Health Department (David Mercer) approval for all lots for septic, the Water and Sewer Authority and sewer approval, they agreed to adopt all the water lines installed in the subdivision. Electricity is currently being put in by Central

Georgia and Georgia Power. The power companies have been paid in full. They have sent in emails as well as completed documents. He stated that he has an email from Preston Campbell who visited the roads and approved them although they are private roads.

Comm. Stunkel questioned if there are county ordinances that covers the entrance width.

Mr. Sealy stated that he does not believe we have anything that specifies that.

Comm. Pennamon opened the floor for anyone to speak in support of the final plat.

John Snow of Peninsula at Jackson noted that they have 114 lots, with approximately 14,000 feet of paved road, he stated that they will have some common areas (lots 8 boat storage & 9-pool pavilion). He state that they have 77 lakefront lots of which 62 meet the Georgia Power requirements. There are 7 more that would have to be looked at.

Comm. Stunkel questioned how wide the opening is.

John Snow stated they are both 16.

Comm. Stunkel noted that the width may be a concern seeing that there will be a good amount of commercial traffic and not having a straight road immediately past the gate. He stated that he is concerned about damage to that area by commercial vehicles.

Comm. Luke questioned if any of the lots have been perk tested.

Shane Sealy noted that Mr. Mercer has provided him with information from soil scientists that the area has accurate soil to support a primary and secondary septic system. He stated that each lot has to be tested. He also stated that they do a level 3 soil test.

Comm. Luke questioned who did the culverts.

Mr. Snow noted the contractor did the culverts.

Mr. Benton noted the county Public Works Director, Preston Campbell inspected them.

Comm. Luke questioned who handles the drainage issues?

Mr. Snow state that the contractor has a Swift permit that they have to have with the state of Georgia in to enforce in order to keep silt ponds empty. Moving forward it is in the homeowner's budget in the future. A package with this information is provided to the buyers when they purchase the lots.

Question: So as the lots are sold homeowners will accept the responsibility once inspections are done by the county?

Mr. Snow: Correct, they sign a private road disclosure acknowledging that they are in a private subdivision and are accountable for maintaining the roads.

Question: Is it a number or lots or percentage of lots that has to be sold before you hand over control?

Mr. Snow: It's a percentage. And the declarant that we are in I think it is usually 75%.

Commissioner Pennamon asked if there are any other questions.

Comm. Pennamon called for any one opposed.

Mary Patrick: So it is said that Preston looked at the roads, the question is did he look at the culverts? Is it written on there that he look at the culverts and inspected the culverts, not just went out there and drove around? I don't think there is an answer to that.

Mr. Sealy noted he has an email that states the Public works Department is satisfied with road work and culverts that are part of road work.

Mary Patrick: Have all the water lines been laid on every road in there?

Mr. Snow: Yes

Mary Patrick: Including Ridgeline Dr.

Mr. Snow: Every lot on Ridgeline Drive has access to the water system. They all run on the main road.

Mary Patrick: And there are water lines that run down that road?

Mr. Snow: There is no need to. All of those lots touch the main road.

Mary Patrick: I know it's in our development ordinance that whenever you have, I know it's been a big discussion, I don't know what the commissioners what decided about it but when or if you approve this final plat I really think there should be something in there about repaving Eagle Drive because Eagle Drive has been used and abused by the developers, with the big trucks and everything else. That's part of our development ordinance that when there is a road like that, the developer is supposed to bring it up standards and repave it and that kind of thing. I hope that you will consider as having that as a condition.

Com. Pennamon: Are there any other questions or concerns? If not is there a motion to come out of the public hearing

Commissioner Jernigan motioned to close the public hearing at 6:17 p.m., Henry seconded; passed unanimously.

Commissioner's Items:

Jernigan- None

Henry- This Saturday the 27th at 9 am the Recreation Department will be having their opening ceremony. There will be a parade they are also having a fundraising BBQ. If you able to get out there to support them please do \$8 per plate.

Stunkel- None

Luke- I have a couple issue I need someone to check on. Received an email from Ms. Connie Hollis who lives on at 503 Alcovy North has a lot of construction equipment being parked out on the road, she sent some pictures that I can share. I can't tell by these pictures if construction material being dumped in the lot across the street or if that's just part of what is out there. The other is a culvert drainage issue on Doe lane and I have to get you that from voicemail.

Pennamon- JDA will be holding its next three months meeting here in Jasper County at the Development Authority Meeting and it will be posted. What we have decided to do is move from county to county every three months and have different location. It will be held at the same location for three months and then move on. First quarter of this year was at Morgan County, here the second quarter and then we'll decide in June where we'll go. Either Newton County or Walton County. So we will be here April, May, & June.

Presentations/Delegations:

None

Regular Agenda:

Old Business:

Consideration of Approval of Peninsula at Jackson Lake Final Plat Presentation:

Commissioner Jernigan made motion that the final plat for the Peninsula at Jackson Lake be approved as presented, Luke seconded; passed unanimously.

Comm. Luke questioned County Attorney, If we don't approve this plat at this time what are the ramifications.

Attorney Ozburn noted if we don't approve it, we would have to come up with a reason why we won't approve it. Then they would have to address those reasons, then come back through the process. Or in theory if they thought it was wrongly disapproved could take some kind of legal actions if they think that that decision was not justified.

Commissioner: As we release this plat or approve this plat as presented, it doesn't expose the county to any risk?

Attorney: No in fact the developers are bound by that final approved plat and they are not allowed to deviate from that.

Comm. Stunkel noted In relation to emergency services, with the electronic gate, what is access for fire and sheriffs, and 911?

Mr. Snow noted there is an emergency exit on Eagle Drive that has a fire lock on it. The fire department will have sole access. Also on the front entrance there is a strobe button. If an emergency vehicle drives up and hit the button the gate will open

New Business:

Presentation of the 2020 budget book:

Commissioner Pennamon stated that we will go over the consolidated page of the approved FY 2019 budget and then go over the consolidated page of the FY 2020 budget request.

Comm. Luke noted concern in heavy equipment tax drop. That's a big drop. I would like to ask Chief Appraiser, Lynn Bentley when she comes, what that reflects.

Mr. Benton noted that Ms. Bentley would be at the May 6th meeting and will be able to give some specifics.

Comm. Pennamon noted that he and Mr. Benton had discussed presenting what we are working on versus the requests. Looking at the FY 2020 request it's about \$1.2 million over last years.

Commissioners reviewed the consolidated page.

Comm. Henry questioned if Debt service figures were actual figures or a request.

Mr. Benton confirmed that these are the current figures. This is a result of the Motor graders and sheriff cars.

Comm. Pennamon questioned was an ambulance being paid off included in the Debt service.

Mr. Benton noted that we are making our final payment in June for the ambulance. The motor grader and the sheriff cars are the primary for 12 months. There is one set being paid off but they are not paid through Debt services.

Mr. Benton noted that there is a lot of detail, he also noted that the request for the \$1,496,457 is uncut, many are capital expenditures, big asset requests, pay increases, as well as some departments asking for additional personnel.

Comm. Pennamon suggested looking at current budget, look at each department's budget, take out the request for increase and break them out.

Mr. Benton noted that in the past we have taken the current budget and identify the required increase. The revenue projections will be available at the next work session they are a little tricky because of some changes in the legislature. The digest from Stanton Springs and the Forest Land Protection Act is the reason for this. He stated that we will need to know how to move forward on the larger requests.

Commissioner Pennamon suggested that it's done for the entire budget by line items. He questioned the Sherriff regarding request on his budget.

Comm. Luke noted he would like to follow suit for what we have always done and would like to know what we are mandated to increase.

Mr. Benton mentioned that the budget is very preliminary and more information would be available at next work session where we will have nine months of actual.

Mr. Benton noted Fire Rescue has a significant increase in their request. The request however is based on the purchase of an ambulance, fire tanker, and some other equipment as well as pay increases.

Comm. Henry noted that we should start having capital expenditures separated out to a capital budget as opposed to including those items in the operating budget.

Comm. Pennamon noted that we have to decide whether we are going to give an increase or COLA at the beginning of the year so that departments will know when they prepare their budget which percent will be given.

Comm. Jernigan noted that increases should be based on performance. We have a hard time retaining employees because we have a lot of open positions which he feels is due to the salaries that are being paid. In order to find quality people we have to find a way to pay them.

Mike Benton noted that our insurance premium will likely go down significantly.

Adjourn:

Comm. Jernigan made motion to adjourn at 7:15 p.m. Henry seconded, pass unanimously.

Carl Pennamon, Chairman

Sharon S. Robinson, Clerk