

Jasper County Board of Commissioners
January 3, 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, Gerald Stunkel, Vice-Chairman, Don Jernigan, Sheila Jones and Steven Ledford.

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

Pledge of Allegiance:

Invocation: Rev. Jimmy Horton, Springfield Baptist Church

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

Consent Agenda:

Commissioner Jones motioned to approve the December 6, 2021, Regular Meeting Minutes. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Ledford motioned to approve the December 17, 2021, Work Session Minutes. Commissioner Stunkel seconded the motion, passed unanimously.

Commissioner Jernigan motioned to approve Check #s 63264-63490. Commissioner Jones seconded the motion, passed unanimously.

Public Hearings: Commissioner Jernigan motioned to go into Public Hearing. Commissioner Stunkel seconded the motion, passed unanimously.

1. A public hearing will be held to remove the use of Mining/Quarry from the Table of Permitted Uses (Sec 119-269).

Shane Sealy stood before the board to present the application 2021-4-002 for the removal of mining/quarry from the table of permitted use. The topic went before the P&Z board December 16, 2021. They recommend approval 5-0.

Mary Patrick stood before the board. She stated that she is against having Quarries in the code. She stated that it will ruin our roads. Anyone who lives near there will be subjected to noise all day long, there will be dust that will be bad for people's health. She stated that values of property will also go down.

Kenneth Tillman, Hillsboro. He stated that he thinks most of the people down there will be against the rock quarry. We can buy our rocks like we've been doing. He thinks that's the cheapest thing for everyone involved.

David Shephard, Goolsby Road, thanked the Commissioners for addressing the rock quarry.

2. A public hearing will be held to remove the use of Adult Entertainment Business from the Table of Permitted Uses (Sec 119-269).

Shane Sealy stood before the board to present application 2021-ORD-003 for removal of Adult Entertainment Business on the permitted use table. Section 119-269. The P&Z Board heard this on December 16, 2021 and recommended approval 5-0.

Mary Patrick stood in favor of removing the Adult Entertainment. She stated that someone stated that they are against having Adult Entertainment. There is no reason to ever have Adult Entertainment in Jasper County, it causes crime, drugs and other issues that we don't want in our county.

3. A public hearing will be held for a preliminary plat for Lakeview Subdivision Phase 2 (application number 2021-Prelim-002) on Lloyd Street off of Jackson Lake Road.

Shane Sealy stood before the board to present application 2021-PRELIM-002 for Lakeview Subdivision Phase 2. This is phase 2 of an existing subdivision. It has proposed 10 lots average of an acre. It uses the Yield plan. This was heard by the P&Z board and recommended approval 5-0.

Mary Patrick stated that she is not opposed to the plat. She stated that she brought up a question in the Planning and Zoning Board meeting but her question was never answered. She stated Our code states that all cul-de-sacs have to have 60ft radius. She stated that from what she can remember the cul-de-sac only had a 46 ft.

Shane Sealy stated that the code calls for 42.5 ft radius (section 105-221).

Mary stated that "we have various things in our code and yall know that"

4. A public hearing will be held for a preliminary plat for Waters Edge Subdivision Phase 2 (application number 2021-Prelim-001) on Lawson Drive off of Long Piney Road.

Shane Sealy stood before the board to present the application for Waters Edge Subdivision Phase 2. This will be the back side of the subdivision. This phase includes a 55 lots with avg 1.2 acres. This was heard by the P&Z board on December 16th. The recommended denial 3-2.

Lance Harper (Mansfield) stood before the board in favor of the Phase 2. He stated that the preliminary plat was submitted and approved back in 2004. The construction plans were submitted and approved in 2005. Phase one was built shortly after. The recession hit in 2008 halting construction. Now the developer wants to finish Phase 2. The current preliminary is very similar to the original preliminary plat. The only exception is we tried to bring things up to current code where possible. Green space was added, kept the same number of lots, the lots are larger than the minimum required. Since the last meeting the cul-de-sacs have been increased to 50ft radius for the edge of pavement and 60ft right-of-way. He stated that it has been brought up about the two exits. We could not do that because we are land locked.

Stan Studdard (Monticello) stood in opposition to Phase 2. He stated that he don't lock his doors. And he hopes that the BOC will go along with the P&Z board.

Mark Watson (Mansfield)- He stated that he has one lot that separates him from the subdivision. He stated that he was in the discussion when they first started the subdivision. Somehow the lots in Phase 1 was broken down to much smaller lots. His concern is lack of egress.

Rhonda Pope (Long Piney Road)- stated that there has not been any curbing or sidewalks added to Waters Edge while it was required for the subdivision down the street. She stated that nothing has changed and nothing will change. There is not internet service.

Tim Prosser (Long Piney Road)- stated that traffic is one of his biggest concerns. The road already stays in disrepair. He thinks allowing Phase 2 is a bad idea.

Presentations/Delegations-

Monticello-Jasper County Chamber of Commerce Update – Mandi Tanner

Mandi Tanner stood before the board to give an update from the Chamber and Visitor Center. She stated that in 2021 we had our largest number of Cornerstone Members to date along with our largest memberships to date. The memberships range from family memberships to utility memberships. We have an average of 15 people per day visiting the tourism center. They hand out a lot of state maps because a lot of people lose cell service once they hit Jasper County. There were six people recently wanted to visit for My Cousin Vinny. Market on the Square runs from May to September. We averaged 25 vendors each week. We have a Jasper County Cookbook that launched in December 2021 they are available at the visitor's center. We had some filming opportunities in 2021, the Today Show did some filming for an Ancestry.com segment, Seven Little Johnstons filmed during Deer Festival, and we were chosen for the Netflix film which will launch in Summer 2022. Netflix poured a lot of unexpected funds into our community. All businesses on and off the square were reimbursed with either rent or inconvenience fees among other things. Deer Festival 2021 was in the middle of all the filming. We had our largest amount of vendors to date. Businesses and Vendors had record breaking days. We have been doing the shop small Saturdays for the past few years. These have been very successful and will continue doing this in 2022. We received the most nominations for citizen of the year ever this year. The nominees will be featured each week in the Monticello News leading up to the Annual Dinner which is March 3rd. The theme for the dinner this year is "Our Future is so Bright We have to Wear Shades" We have partnered with Chamber member STTV who plans to come to Monticello to do 60 second commercial opportunities for our local businesses that they can use on their websites and QR codes on business cards.

Jasper County Water Authority Update – Ron Burch

Ron Burch, Chairman of Jasper County Water Authority stood before the board stated that soon they will be replacing 1500 ft of water main on Jackson Lake Road just below Lakeview Marina. A study was done earlier to see what is needed to better service our customers. The study identified three items that were needed, elevated water storage tank that will help with the water pressure; drill a minimum of two wells to provide our own water supply, and need to add several mile of water main into areas of the county that are not currently serviced but are in our service area. There is a work session planned for tomorrow night to discuss the study. They have applied to CHEFA who told them they need to do an archeological expedition before they can continue their paperwork. He stated that they are looking into whether the CARES act can provide them with an funds. In 2021 the JCWSA paid off two loans that they had. They are in the process of refinancing their USDA loan.

Citizens Comments:

Mary Patrick- stated that she would like to encourage them with the moratorium on subdivisions. She stated that she thinks it's ridiculous that some of the things that have already been passed is not up on Municode. The 125 Road Frontage was passed a year ago and it's not on Municode. If you have to go to court the judge looks at Municode not what you passed. It's really important and yall are in charge of and make sure it's done. The more we go through these codes, we have conflicting things throughout the code. She stated we definitely need to do something about the yield plan because the Yield Plan is doing everything to get around the two acre lot size as well as road frontage and everthing else. We need to do away with the Yield Plan and just require the greenspace and the have two acre lot. She stated that she do know with Rivian there have been a lot of comments from people who live near there that are not happy, people who are going to make money of course will be happy. Shane Short with the JDA has said that the counties need to fix their zoning so that growth only happens where they want it to happen and how they want to happen. So she hopes that when someone comes forward to change it the board will have the will to stand firm for what we want in this county.

Stan Studdard- Monticello, He stated that he hopes to keep the county rural. He hopes that people will use local contractors and not mega builders. Why not have lakefront communities if we trade out our trees.

Matthew Colburn-Monticello, stated that he lives on Jackson Lake. He stated that Miss Sarah Road has not been paved since the early 80s. They have issues with people coming in from Rolling Woods Cove spinning tires out, wrecking vehicles. There are potholes on the street that are 16 inches deep. He stated he would like to see the road resurfaced and possibly cut off from Rolling Wood Estates.

Doug Dockery- Monticello- Stated that his Aunt and Uncle has lived on Miss Sarah for a long time and the road has not been resurfaced since 1982. He stated that the road can be cut off and still allow utility access.

Larry Brown- Hillsboro- He stated that he has lived in 5 counties around Metro Atlanta. He stated that is taxes are more here and he gets less services. He stated “yall said yall were going to raise the thing 20% but yall said the taxes were not going to go up.”

Chairman Henry stated that the taxes is based on the millage rate. We would drop the millage rate to keep the taxes from going up. We use the rollback rate to keep the taxes from going up.

Kelly Colburn-Monticello- There are two potholes a few feet into the turn onto Miss Sarah. People turn around and have knocked over mailboxes a few different times. She would really like to see someone come out and see their road and think about shutting it down.

Karen Williams- Long Piney Road- The traffic is heavy already. She can't walk with her grandchildren on the road.

Sandy Dockery- Miss Sarah Road- She stated that she came to support her neighbors. The road needs to be resurfaced. It's uncomfortable for her aunt to even ride on the road. Her car has been damaged from driving on the street.

County Commissioner's Items:

Commissioner Ledford- Commissioner Ledford stated that he received a call about litter again. He asked Sheriff Pope if he knew when they would start back with the litter pick-up with the inmates.

Sheriff Pope stated that they have picked up some roads recently with a small crew. He stated that the issue seems to be that it is reoccurring. As soon as they pick up a few weeks later it looks like it hasn't been done. He stated that if they are notified they can pick it up sooner rather than later.

Commissioner Stunkel- Commissioner Stunkel stated that he received serval calls and emails about Miss Sarah Road. He stated that he spoke with Sheriff Pope about his thoughts on condemning the end of the road. He stated that Sheriff Pope is in favor of doing that to separate the two areas.

Commissioner Jernigan-Commissioner Jernigan stated that we need to do a better job on maintaining roads. We haven't been able to do anything in the last couple of years because of equipment problems and due to shortages. Without the tax revenue it's hard to hire people, it's hard to buy equipment and it's hard to keep equipment fixed. We know what needs to be done, it costs money to do it, but we try to keep the taxes as low as possible because we want everybody to be happy. We want to have a nice place to live, everyone likes a rural county, and we can't have one without the other. So bear with us we are doing the best we can do with what we have.

Commissioner Jones- None

Chairman Henry- None

Regular Agenda:

Appointments

1. **Appointment of Chairman-** Commissioner Stunkel nominated Bruce Henry as the Chair of the Board of Commissioners. Commissioner Jernigan seconded the motion, passed unanimously.
2. **Appointment of Vice-Chairman-** Commissioner Jernigan nominated Gerald Stunkel as Vice-Chair. Commissioner Ledford seconded the motion, passed unanimously.
3. **Appointment of County Attorney-** Commissioner Jernigan nominated David Ozburn as County Attorney. Commissioner Stunkel seconded the motion, passed unanimously.
4. **Appointment of County Clerk-** Commissioner Jernigan motion to nominate Sharon Robinson as County Clerk. Commissioner Jones seconded the motion, passed unanimously.

Business Items:

Item 1: Jasper County Recreation Board Appointment: Ms. Catherine Kendall stood before the board to express why she would be a good fit for the board. She stated that she loves to bring activities and fund raisers to help families who want their kids to participate but are not able to afford it. This will allow more kids to

Commissioner Ledford motioned to appoint Catherine Kendall to the Recreation Board for a 3-year term ending January 31, 2025. Commissioner Stunkel seconded the motion, passed unanimously.

Item 2: Removal of Mining/Quarry from the Table of Permitted Uses: Commissioner Jernigan motioned to remove Mining/Quarry from the Table of Permitted Uses. Commissioner Stunkel seconded the motion, passed unanimously.

Item 3: Removal of Adult Entertainment Business from the Table of Permitted Uses: Commissioner Jernigan motioned to remove Adult Entertainment from the table to Permitted Uses. Commissioner Jones seconded the motion, passed unanimously.

Item 4: Six Months Moratorium on Accepting Subdivision Preliminary Plats: Chairman Henry stated that in the last meeting a 90-day moratorium was put in place. It was suggested that the moratorium be extended to six months.

Commissioner Stunkel motioned to approve placing a six-month moratorium on Subdivision Preliminary Plats. Commissioner Jernigan seconded the motion. Passed unanimously.

Item 5: Preliminary Plat for Lakeview Estates Subdivision Phase 2: Commissioner Jernigan motioned to approve preliminary plat for Lakeview Estates Subdivision Phase 2 located on Lloyd Street off Jackson Lake Road. Commissioner Ledford seconded the motion, passed unanimously.

Item 6: Preliminary Plat Waters Edge Subdivision Phase 2: Chairman Henry stated that some of the reason people are opposed to Phase 2 are the roads and internet service. These are not things that we can affect whether approve or deny. The preliminary plat was approved in 2004.

Shane Sealy stated that if a preliminary plat isn't constructed in 2 years it's null and void.

Attorney Ozburn stated that he is not clear if they were platted together. Once a plan is approved and investments are made according to the plans sometimes you have rights that are vested based on that. He stated there is probably not grandfathering in the strict sense of the word. Sometimes you have other rights that gets vested. He stated that he would have to go back and look at the records of when the original platting was done.

Commissioner Jernigan ask if we denied the request what would our legal stance be.

Attorney Ozburn stated that he cannot give a prediction. There is always risk. He stated that if it is the board direction to have him go back through the records he would be happy to do that.

Commissioner Jernigan withdrew his motion for approval and motioned to table the item until the February meeting to receive more guidance from Attorney Ozburn. Commissioner Jones seconded the motion, passed 4-1- Chairman Henry opposing.

Item 7: Set Qualifying Fees for 2022 Elections: We have some elections coming up in 2022. The County Commissioners and School Board. The fees are adopted are:

- County Commissioner-\$216.00
- Board of Education - \$ 108.00

Commissioner Jernigan motioned to table this topic until the February meeting. Commissioner Jones seconded the motion, passed unanimously.

Item 8: Funding Request- Clerk of the Courts- Scan and Index Records 1960-1979: Commissioner Jernigan motioned to table this item until the Superior Court Clerk can attend and get additional bids. Commissioner Ledford seconded the motion, passed unanimously.

Item 9: Senior Center Budget Request- New PT Position Transportation Driver/Janitor: Ms. Brenda Jacobs stood before the board to request funding for a part-time position. The individual is currently participating in the Workforce Initiative and Opportunity Act (WIOA). His tenure through the program is coming to an end. They have tried to find other sources of funding for him to stay. He plays a very important part to insure the delivery of the Senior Center Services run smoothly. She stated that she is requesting additional funds for the current fiscal year's budget \$8,396.70.

Chairman Henry ask if they had the funds in the budget to cover the \$8,396.70. Ms. Jacobs stated that they do not have it in their budget. Chairman Henry asked when it ran out.

Ms. Jacobs stated that he has 48 hours remaining.

Commissioner Ledford motioned to approve the Budget Amendment to cover 6 months for new part-time Transportation/Janitor position at the Senior Center. Commissioner Jones seconded the motion, passed unanimously.

Item 10: Homestead Valuation Freeze: Chairman Henry stated that we discussed this freeze at the last meeting. He ask if anyone has any interest in moving forward or not.

Commissioner Ledford stated that he don't think doing this now would be in the best interest of citizens at this time.

Item 11: Recreation Department- Capital Expenditures: Michael Fleming stood before the board to request funds equipment. He stated that we currently have a 5-man sled that we constantly have to have someone to weld it. He is asking to possibly use impact fee funds to purchase new sleds. When looking at football equipment we are looking at having the parents to sign waivers that stating that they will have to pay for any equipment that is not returned at the end of the season. We are looking at 115 shoulder pads for estimated cost of \$4,600. We need about 95 helmets (\$8,055). Looking at dugouts 6x20x10 we are looking at trying to expand them to 10x20x10 and get rid of the cinder blocks. We would also need to get more benches. The Lean to Bleacher coverings to give shade and protection for the parents. We need dirt to be able to turn up the fields to let them dry quicker. Also to be able to level out the fields in some areas.

Commissioner Ledford ask if Mr. Fleming had received any bids for the field maintenance side of his request.

Mr. Fleming stated that he did not get any bids.

Commissioner Ledford motioned to approve the blocking sled and shoulder pads for the Recreation Department (\$19,122) to be paid with Impact Fees. Commissioner Stunkel seconded the motion, passed 4 to 1 (Commissioner Jones, opposed).

Chairman stated that we will need bids for the other upgrades.

Item 12: Recreation Department Site Plan- Precision Planning Preliminary Design Services: Paul Hoover of Precision Planning stood before the board. He stated that he is here to answer any questions about the preliminary design services for the development of a site master plan for the Jasper County Recreation Complex including a multipurpose facility.

Commissioner Stunkel asked if there is enough land at the site to fit in all of the things that are on the list.

Mr. Hoover stated that we will have to be innovative with the positioning of some of the ball fields. He stated that they will be doing some studies to see how they can fit four soccer fields, three softball fields, three baseball fields, one 100-yard football field, two practice football fields, batting cages, walking trails, and look at how to improve the entrance exit to the complex. For the multipurpose building:

- 2 full length basketball courts with bleacher seating and half-court options
- Locker rooms/restrooms
- Concession/catering area
- 6 classrooms
- Offices
- Large and small storage areas- climate controlled
- Exterior access restrooms
- Outdoor basketball courts

He stated that there is a big wish list and they are going to do everything they can to work through the challenges.

Chairman Henry asked how long it will take to put all of this together.

Mr. Hoover stated that based on the scope they estimate it will be about an 8 week duration. They will have to do more preliminary meetings and more site studies. They have walked some of the property but not all.

Commissioner Stunkel motioned to approve the Precision Planning Preliminary Design Services as presented. Commissioner Jernigan seconded the motion, passed unanimously.

Item 13: Schedule Work Sessions and Called Meetings as Needed: A called meeting was scheduled for January 15, 2022 for Redistricting. The Commissioners agreed to a Work Session on January 24, 2022 at 6:00 p.m. to discuss Preliminary Plans.

County Attorney Items: None

County Manager Update: Building permits for 2021-

- New Construction- 217 (150 in 2020)
- Total Permits 720 (551 in 2020)

Executive Session:

Commissioner Stunkel motioned to go into Executive Session for personnel at 7:42 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Stunkel motioned to exit Executive Session at 8:35 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Adjourn:

Commissioner Stunkel motioned to adjourn the meeting at 8:35 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Bruce Henry, Chairman

Sharon Robinson, Clerk