

Jasper County Board of Commissioners

April 4, 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 Present: Sharon Robinson, County Clerk, Dennis Pate, Finance Director, Mike Benton, County Manager, and David Ozburn, County Attorney.

Pledge of Allegiance:

Invocation: Commissioner Ledford

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

Consent Agenda:

Commissioner Jernigan motioned to approve the March 7, 2022-Regular Meeting Minutes. Commissioner Jones seconded the motion, passed unanimously.

Commissioner Jones motioned to approve Check #s 63951-64181. Commissioner Jernigan seconded the motion, passed unanimously.

Public Hearings:

- 1. Text amendment to add Deer Processing to the permitted use table as a permitted use in Commercial (C-2) zoning and as a special use permit in agriculture (AG) zoning.-2nd Reading**

Commissioner Jernigan motioned to go into the Public Hearing. Commissioner Jones seconded the motion, passed unanimously.

Ms. Melanie Neal stated that she is in favor of the amendment.

Presentations/Delegations-

Citizens Comments:

Mandi Tanner stood before the board to give an update from the chamber. For the month of March there were four business ribbon cuttings. The Monticello March Madness campaign was a success. The walking tour brochures will be added to complement our regular brochures. There will be a Community Sunrise Service hosted by First United Methodist Church. The show Seven Little Johnsons that was filmed here will air tomorrow.

Lynn Bentley stood before the board to address the county property owners. The new property values are on the website and assessment notices will be mailed next week. We are looking at an overall 18% increase in the value of the county. This does not mean every property value will increase 18% and it absolutely does not mean each bill will increase 18%. Some property values increased more some increased less. The change in value depends on where it is, what it is, and how the real estate market is behaving for each property. The Board of Assessors met last week and approve the changes. Before they did they were assured by the chairs of the Commissioners and the Board of Education that they do intend to use the full rollback mill rates this year. With these type of value increases that can mean a four mill decrease in our tax rate. When you open you open your notice you may completely disregard the estimated tax at the bottom of the notice. The last time we had such a dramatic change in the digest was in 2010 when we had to decrease the digest 14%.

County Commissioner's Items:

Commissioner Ledford- None

Commissioner Stunkel- None

Commissioner Jernigan- Thank Sheriff Pope for providing a deputy for clean-up on Jackson Lake Road.

Commissioner Jones- None

Chairman Henry- None

Regular Agenda:

Business Items:

Item 1: Jasper County Public Facilities Authority Board Appointment: Commissioner Jernigan noted that the he has applied to be appointed to the board so he would abstain from any votes. He stated that we would like to be on the board because he would like to see the county grow in a positive way. He would like to see more public facilities for the citizens of the county, he would like to see some satellite parks so that people don't have to go to one central location if they want to go for a walk. He would like to see facilities for the entire county be put in central locations as well as some fire stations added. He stated that he have served on several boards since moving to Jasper County. He dearly loves serving the people of the county.

Commissioner Stunkel motioned to appoint Commissioner Jernigan to the Public Facilities Authority Board. Commissioner Jones seconded the motion, passed unanimously.

Commissioner Stunkel motioned to appoint Hal Harris to the Public Facilities Authority Board. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Jernigan motioned to appoint William Nash to the Public Facilities Authority Board. Commissioner Stunkel seconded the motion, passed unanimously.

Commissioner Jernigan motioned to appoint James Thiele to the Public Facilities Authority Board. Commissioner Stunkel seconded the motion, passed unanimously.

Mr. Wayne Bales withdrew his application.

Item 2: Development Authority of Jasper County Board Appointment: Chairman Henry stated that there are four positions that expire in May for the Development Authority Board. They are 2 year terms.

Commissioner Stunkel motioned to reappoint Jan Gaston to the Development Authority of Jasper County. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Jernigan motioned to reappoint Sam Kelly to the Development Authority of Jasper County. Commissioner Jones seconded the motion, passed unanimously.

Commissioner Ledford motioned to reappoint Tyson Harty to the Development Authority of Jasper County. Commissioner Jones seconded the motion, passed unanimously.

Commissioner Jernigan motioned to reappoint Jeff Greeson to the Development Authority of Jasper County. Commissioner Jones seconded the motion, passed unanimously.

Item 3: Planning and Zoning Appeals Board Appointment: Planning and Zoning Board of Appeals has three terms expiring.

Mr. Phillip Johns stood before the board to explain why he would be a good fit for the board. He stated that he has been a resident for four years. He feels like he can help the county on the Appeals.

Commissioner Jones motioned to appoint Phillip Johns to the Planning and Zoning Board of Appeals. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Jernigan motioned to reappoint Andrew Boyd to the Planning and Zoning Board of Appeals. Commissioner Jones seconded the motion, passed unanimously.

Commissioner Jernigan motioned to reappoint Terry Wynn to the Planning and Zoning Board of Appeals. Commissioner Jones seconded the motion, passed unanimously.

Item 4: Jasper County Recreation Board Appointment: Jasper County Recreation Board has one current vacancy due to the resignation of Valerie Bennett.

Commissioner Stunkel motioned to table the appointment until a later date. Commissioner Ledford seconded the motion, passed unanimously.

Item 5: New Alcohol License Application- Hillsboro Mini Mart:

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

Item 6: Ordinance Amendment – Deer Processing- Table of Permitted Uses: Commissioner Jernigan ask who will inspect the facilities or if they are inspected.

Judy Johnson (Planning & Zoning Director) stood before the board and stated that a person who wants to do just Deer Processing would get an inspection through DNR. Since most of the county is on a septic system there will have to be an environmental health approval. She stated the advantage that she see is unless someone came in on a commercial piece of property, we would require a special use permit. We can set up processes through our business license application to require certain requirement be met before the license is issued. She suggest coming back in the future with some standards to affect the commercial locations.

Commissioner Jernigan motioned to approve ordinance as attached but with the change for C-2 from an allowed use to a special use. Commissioner Jones seconded the motion, passed unanimously.

Item 7: GDOT Entrance Plan for Landers Lane: Robert Jordan stood representing his client Nick Platek (developer of the proposed Lake Pines subdivision). As a part of the improvements for the proposed Lake Pines Subdivision on Landers Lane, the developer will be required to install a deceleration lane, a right-hand passing lane, and entrance radius improvements to Landers Lane where it intersects GA Hwy 212. GDOT is reviewing the plans now but has informed us that because Landers Lane is a county road, the application for improvements must list Jasper County as the applicant. On behalf of Nick Platek, the property owner, Jordan Engineering is requesting that Jasper County authorize us list Jasper County as the applicant. It is the understanding that all costs associated with the improvements will be the responsibility of the owner/developer.

Commissioner Stunkel motioned to approve. Commissioner Ledford seconded the motion, passed unanimously.

Item 8: Request to Lower Liberty Church Road Speed Limit to 45 MPH: Sheriff Pope stated that originally you could only request a change in your radar permit once every four years. We were not due for another 18 months. If the board approves it the state will come and do a special review of the road. Upon approval of the review the radar permit will be amended.

Commissioner Jernigan motioned to authorize Sheriff Pope to request the Georgia Public Safety Office to certify lowering the speed limit of Liberty Church Road from 55 mph to 45 mph.

Item 9: New Computer Purchase- Registrar: Carole Norris stood before the board to request a new computer. The computer that she is currently using is outdated. Carole is proposing to purchase a new computer for her desk and place the computer that she is using for elections.

Commissioner Stunkel motioned to approve up to \$1350 for the purchase of a computer to come from Fund Balance. Commissioner Jernigan seconded the motion, passed unanimously.

Item 10: Additional Funding Request Meals on Wheels Van- Senior Center: Ms. Brenda Jacobs stood before the board to request additional funds to purchase a transit van. The current approval of \$15K is not enough. The 2008 Ford that they have has been redlined by the NEGRC. The cost to repair the van exceeds the van's current value.

Commissioner Stunkel motioned to increase the total amount available for the purchase of the van to \$45K to come from Fund Balance. Commissioner Jones seconded the motion, passed unanimously.

Item 11: County Road Abandonment Policy: Chairman Henry stated that this was on the March agenda. We have not made any changes since the March Meeting.

Commissioner Ledford stated that he thought we made some changes during the meeting.

Mr. Benton stated that he and Ms. Robinson were not sure of the changes requested based on the conversation around whether utilities needed easement on properties where the roads are abandoned. We can certainly add utilizes to the list to receive an impact statement.

Attorney Ozburn stated that whether we abandon the road or not it will not have an effect on any existing easements.

Mr. Benton state the question is does an existing easement allow to get down the road. An impact statement from utilities would certainly be good.

Attorney Ozburn stated that typically they are access easement where the property owner would not be able to physically shut out a utility provider because the road is abandoned. It would be up to the property owners to find out whether various easements exist.

Mr. Benton stated that if nothing else it would make the utility companies aware of the possible road closure.

Commissioner Jernigan asked if the letters from the property owners would have to be notarized letters. He stated that he may be overlooking it but he do not see it in the package.

Mr. Benton stated that it may not be every item in the packet but we will require notarization.

Commissioner Jernigan stated that he thinks that is should be added.

Mr. Benton stated that where it states signatures we will need to put "notarized". This will be added to number 3 and we will add all utilities under the impact statements.

Commissioner Ledford motioned to approve the abandonment policy with the two noted changes. Commissioner Stunkel seconded the motion, passed unanimously.

Item 12: Landfill Operations: Mr. Benton stated that our cost for tires has went up.

Commissioner Jernigan stated that he thinks we still need to make the month of April free.

Mike Benton stated that it costs roughly \$180K to run the landfill annually. Half of it is offset by tipping fees. Jasper County Board of Commissioners Meeting Minutes April 4, 2022 – Regular Meeting

Michael Walsh stated that we have a cell that is almost full. The cell is going to build up if we do a free month.

Mike Benton stated we have cell 5 that we are in the process of getting EPD to approve.

Chairman Henry asked why don't we make the landfill free to residents year round and increase the commercial rate.

Commissioner Stunkel stated that we would have to have some type or limit.

Commissioner Jernigan ask about having two free weekends in April.

Commissioner Jones suggested that we do away with accepting tires and just make the landfill for free. She also ask how many years has the landfill been free in April.

Mike Benton stated that about 6 years.

Commissioner Stunkel stated that if people are saving up to go to the dump in the free month they are abusing the system.

Mr. Benton clarified that he will examine the revenue, determine how much is residential and how much is commercial for over a 12-month period.

Commissioner Ledford motioned that we table the item until the April 25th meeting. Commissioner Stunkel seconded the motion, passed unanimously.

Item 13: Schedule Work Sessions and Called Meetings: A called meeting is scheduled for April 25th.

County Attorney Items: None

County Manager Update: Mr. Benton gave an update that building permits are still increasing

Executive Session:

Commissioner Jernigan motioned to go into Executive Session for personnel at 7:45 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Ledford motioned to exit Executive Session at 8:15 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

Adjourn:

Commissioner Jernigan motioned to adjourn the meeting at 8:15 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Bruce Henry, Chairman

Sharon Robinson, Clerk