

Jasper County Board of Commissioners
March 7, 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: Reverend Jerry Williams, New Bethel Grove Baptist Church

Agenda Approval: Commissioner Jernigan motioned to amend the agenda to delete item #4 and move item# up to #4. Commissioner Ledford seconded the motion, passed unanimously.

Consent Agenda:

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

Commissioner Jernigan motioned to approve Check #s 63736-63950. Commissioner Jones 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.-1st Reading

Mike Benton went over the first read for the text amendment to add deer processing to the permitted use table as a special use permitted use in C-2 and AG zoning.

- No one spoke for or against the amendment reading.

Presentations/Delegations- None

Citizens Comments:

Wayne Bales- Apt-to-Miss Road, Monticello- Mr. Bales stood before the board and stated he questioned the boards ability to issue bonds. He talked about House Bill 871 which he has researched over the last few weeks. He discovered that it was carried through by Susan Holmes through research. He stated that this bill allows the PFA board to put us in debt without any public knowledge or input. He encouraged everyone to contact Ms. Holmes and ask her to have the bill repealed.

Jerry Williams- Monticello- Mr. Williams stood before the board to address the road closure. He stated that his family owns property in the middle of Blackwell Road. Barricades were put up but they were taken down. He stated that if the property is the middle of the road and the road is abandoned what happens to the property in middle that covers both sides of the road. He asked if the road loose value. The family members live in New York. The also would like to know if or when the County Commissioners will reach out to them. If the other landowner sales his land in the future will they have access to their land.

County Commissioner's Items:

Commissioner Ledford- None

Commissioner Stunkel- Absent

Commissioner Jernigan- Commissioner Jernigan stated that he would like to talk about the landfill and road resurfacing but since they are both on the agenda we will speak about them at that time

Commissioner Jones- None

Chairman Henry- Chairman Henry stated that he attended Jack's soft opening for breakfast. He stated that he would highly recommend it.

Regular Agenda:

Business Items:

Item 1: Board of Tax Assessor Board Appointment: Londa Champion stood before the board to introduce herself. She stated that she was originally appointed to the board in 2010. She has served on the board for 10 years and has served as Chairman of the board since 2015. She stated that she has been through almost every class possible. The county has invested a lot of money in her being on the board. Commissioner Ledford motioned to reappoint Londa Champion to the Board of Tax Assessors. Commissioner Jernigan seconded the motion, passed unanimously.

Item 2: 911 Authority Board Appointment: Amanda Proctor stood before the board to introduce herself. She stated that she is the EMA Director for Morgan County. She has been in public safety for over 15 years.

Commissioner Ledford motioned to appoint Amanda Proctor to the Jasper County 911 Authority Board with her term expiring March 2026. Commissioner Jones seconded the motion, passed unanimously.

Item 3: Renewal of Alcohol License- Bear Creek Marina: Don Wright stood before the board. He stated that he recently bought Bear Creek Marina. He is working on some renovations so that he can reopen towards the end of April.

Commissioner Ledford motioned to approve the renewal of alcohol license for Bear Creek Marina. Commissioner Jones seconded the motion, passed unanimously.

Item 4: Landfill Operations and Management: Kent McCormick with Triple Point Engineering stood and gave some info.

He stated that the group met and had a meeting with Kenneth as far what Triple Point was looking for as far as the operation itself, i.e. maintaining 3-1 slopes and other details. He stated that they discussed not overfilling. He stated that Robert Jordan was helpful by bringing some maps that he shot and developed back in October. We can take that map and compare it with the design grades and see how close we are filling and maxing that out. We think we have found some areas that have a substantial amount of air space. We talked about getting Robert Jordan out there to do some staking to help Kenny know where to put the waste and that he don't do it too high as well. Robert has been given his marching orders. There are a couple items of note: 1 we need to be careful with proper disposal of tires. While we can collect them there they need to be routinely disposed of. There was a minor modification submitted for that several years ago. On the submittal the request was for 250 tires. Once we reach that number the tires need to be disposed. Kent stated that he would like to see us working towards opening the last cell (cell #5). This cell is almost to grade. The last cell needs to be graded, there is some fill that needs to be added to that and then surveyed. Then we can submit that survey to the EPD requesting to be able to put waste in that cell.

Chairman ask if this is the last cell. And if we are done once that is full.

Mr. McCormick stated that is correct. He stated that Robert does a remaining capacity report every year. With that Robert does his topographic survey and approved contours and do a calculation of how much waste has Jasper County Board of Commissioners Meeting Minutes March 7, 2022 – Regular Meeting

been taken in during that year and then use formulas to come up with the amount of years left. For the last several years the waste stream almost doubled. Which means the life of the landfill is going down.

Commissioner Jernigan asked if there was way to narrow that down by month. In April we typically do free dumping.

Mr. McCormick stated that he has not looked at it in that detail.

Mike Benton stated that the dates on the 2020 was October which could have skewed the numbers. This year we should be back on track and use the July timeframe.

Commissioner Jernigan stated that in the past we have offered the free dump month to the residents of the county. He stated that he would like to continue to do so.

Mike Benton stated that we do need to talk about the burden on Public Works. Public Works is having to pick up the slack right now because we essentially lost two people.

Mr. McCormick stated that it would probably helpful if we had more information before allowing a free dumping month. He stated that before we apply to open the last cell it need to be constructed and Triple Point needs to get the five year plan done and sent in before we ask EPD. He stated that it is most likely going to be 6 weeks, there is some additional information that we need to get.

Chairman Henry asked how involved Mr. McCormick was with the sanitary landfill that was here and what are you doing to help us with that.

Mr. McCormick stated that as you know it's been closed for years but has not gotten the closed certification. He stated that it has to be monitored for a minimum of 30 years. The ball is in EPD's court right now we have responded to some of those comments.

Mike Benton stated that EPD is behind on their work. We are waiting on EPD.

Mr. McCormick stated that he know there were some things that needed to be tended to for a while which were out of our control. There really haven't been anyone driving it hard. He stated that the latest remaining capacity reports shows that we will close out the last cell in 12 years. There is nothing permitted after that.

Chairman Henry ask what steps would we have to take.

Mike Benton asked if we could expand more.

Mr. McCormick stated that you can expand more. There is a permitting process, field work that needs to be done. Triple Point can help with that. He recommends starting it within the next three years. EPD has gone to model of re-permitting every five years. The purpose is to bring the plans up to current standards.

Chairman Henry asked if anyone was working on a schedule for the landfill operations.

Michael Walsh stated that we need to work on that now.

Chairman Henry stated that we are currently open on Thursday-Saturday.

Michael Walsh stated that he have 2-3 guys from Public Works at the Landfill on Fridays and Saturdays.

Bruce Henry stated that if we stuck with Thursday through Saturday we would have to pull someone from Public Works on Thursday. This would take 2 people.

Michael Walsh stated that the two are CDL drivers and equipment operators.

Chairman Henry suggested that we should just open on Fridays and Saturdays until we find a permanent solution.

Mr. Walsh stated that he feels we can sustain a few more Thursdays while we get the word out to the public. We have several roll commercial companies that come in on Thursday. This will give them a heads up of what is coming.

Commissioner Ledford asked if Mr. Walsh is good with being open on Thursday until the end of the month.

Mr. Walsh replied yes.

Chairman Henry stated that we need to get signage and we can go ahead and start calling some of the commercial customers and let them know that we will start being closed on Thursday. We will be working on a solution but we do not know if we will accomplish that.

Commissioner Ledford advised Mr. Walsh to have his guys to let the commercial customers that come in know that we will be closed on Thursday.

Mike Benton stated that during our Work Session we discussed full time employment under our Public Works Director. We need to talk about April.

Commissioner Jernigan ask if we are closed on Thursday what kind of impact would having the free landfill in April for Jasper County residents, that's not going to affect you that much, or will it, if so how much.

Mr. Walsh stated that it will bring a few more people in. What would have been spread out in three days would be bunched down to two days.

Commissioner Jernigan ask but how is it going to affect your job Monday through Thursday because yall are working four days a week, 10 Hour days. Is that going to put a burden on you those four days?

Mr. Walsh stated not for Friday and Saturday.

Commissioner Jernigan stated so if we decided to still do the free dump month in April it would be Friday and Saturday only and you would be able to cover that without hurting.

Mr. Walsh stated that the problem with that is on the landfill end. There are some projects that need to be done out there. If we do a free month in April those projects are going to be pushed back another month or two. There are a few things that need to be done to close out cell one and a couple other odds and ends.

Commissioner Jernigan asked if Mr. Walsh is recommending that we do not do the free month.

Mr. Walsh stated that we may be able to handle one weekend. It takes about 10 men out there to run that.

Commissioner Jernigan ask if he would be comfortable with two weekends or just one.

Mr. Walsh stated just one. With everything that is going on at one time it's going to be a lot.

Commissioner Jernigan stated that if we advertise well ahead of time that it is the last weekend in April will that give you enough time to make preparations.

Mr. Walsh agreed.

Mr. McCormick stated that if you do that then it will give Robert Jordan time to survey the areas that we had that had capacity, which will be very helpful during that time.

Commissioner Jernigan state that is something that we will take up during our meeting and figure out whether we are going to do it at the end of the month. That gives everybody time to get prepared.

Mr. Walsh stated that we could also think about doing it one weekend in the fall.

Chairman Henry stated that we now have to work out a temporary management plan. We are going to do it just like that Friday and Saturday through Public Works. We need to look at the idea of having a long term management plan. That's where we were talking about trying to hire somebody, a certified landfill operator who can run the landfill make it a full time position and work Public Works as well. If this comes around we are back to being open three days a week and we have an extra person working Public Works two days a week.

Mr. Walsh stated that we can always find something for them to do.

Chairman Henry stated that we need to start advertising for that position.

Mike Benton stated that the certification process is a week, take the test on Friday.

Chairman Henry stated that we could hire somebody and let them get certified.

Mike Benton stated that we have trained several, the current two we trained (paid for their training).

Chairman Henry asked Mr. McCormick if he knew anyone else that could fill the void of landfill technologies.

Mr. McCormick stated that he do not know of anybody that is available.

Commissioner Ledford stated that if we open up the position and someone at Public Works is interested in it, they would need to stay in Public Works until their replacement is hired and trained.

Chairman Henry ask Mr. Walsh if he thought anyone in Public Works may be interested.

Mr. Walsh stated that it is possible.

Mike Benton stated that with the EPD requirement of having a certified operator on staff at all times we need to have multiple certified operators which we are making good progress on that. We had five at one time we have two right now. Two is not enough. He stated that the good thing is we have some money in the landfill budget available.

Chairman Henry stated that when we did it last April there were lines every weekend.

Commissioner Jernigan made the motion that the last weekend in April be free for Jasper County residents. That will be April 29th – 30th. No business or commercial customers.

Chairman Henry stated that at some point we have to say that if you are not in line by 2 p.m., he cut off his sentence and asked Sheriff Pope for his suggestions or thoughts.

Sheriff Pope stated that if you reduce it to a single weekend. You may want to consider getting some portable scales to help with the flow.

Commissioner Ledford asked if they think we need to postpone it until May.

Chairman Henry stated that he see only doing one weekend being a problem.

Commissioner Jernigan stated that he would rather do it for the whole month but he realize for this year we can't. He is concerned that if we push it back. He stated that he is fine if it is pushed back he just don't want the taxpayers to loose out on the ability to use the landfill for free one or two weekends.

Chairman Henry ask Mr. McCormick if he think we would fill up the cell.

Mr. McCormick stated that we have to go back and look at what was brought in historically.

Mike Benton stated that we brought in about 700 tons last year.

Mr. McCormick stated that we should be able to handle that. He stated that he would like for Robert to have the stakes in the ground.

Chairman Henry stated that in the meantime we need to try to get rid of the tires and start getting cell 5 ready.

Commissioner Jernigan asked Mr. Walsh do we need to push the free dump back to May.

Mr. Walsh said it probably depend on weather. Its possible to do but if it rains a lot or we have equipment failure would delay us.

Commissioner Jernigan stated that in past we have allowed up to four tires. Due to the circumstances this year I would suggest no tires.

Chairman Henry said since we are pushing this thing back to the end of April why don't we table this until the April meeting.

Commissioner Jernigan withdrew his motion.

Commissioner Ledford motioned to table the April Spring Cleaning Tipping Fees until the April 4th meeting. Commissioner Jones seconded the motion, passed unanimously. The board agreed to have Public Works to open the landfill on Thursdays until the end of the month in order to let commercial customers know the landfill will be closed on Thursdays.

Item 5: Human Resources and County Boards Report: HR Director, Sharon Robinson stood before the board and presented the Human Resources and County Board Report for December 2021 through February 2022.

Current Open Positions

Operator I

EMT

Paramedics

911 Dispatchers

Kennel Attendant – Part-time

Scale House Attendant/Landfill – Part-time

Chairman Henry stated that now the Scale House Attendant for the landfill needs to be a full time postion.

New Hires/Transfers

Senior Center – 1 (part-time)

Finance - 1

Superior Court - 1

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Jail – 1

Transfers:

1 – From Recreation to Public Works

Terminations/Resignations

Public Works – 2

Planning and Zoning – 1

Jail – 1

Sheriff - 2

Total Employees = 168

Full-time = 127

Part-time = 41

Upcoming Board Appointments Needed:

Jasper County Library Board: 1

Jasper County DFCS Board: 1

Economic Development Authority Board: 4

Board of Appeals – 2

Public Facilities Authority - 4

Item 6: County Road Abandonment Policy: Chairman Henry stated that we have had request to close roads.

Mike Benton stated that official code of Georgia O.C.G.A 32-7-2 allows county road abandonment when it is determined that a section of the county road system has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it or that its removal from the county road system is otherwise in the best public interest. We have received several request to abandon prescriptive right away. Key items of the policy are; to get started signatures are required by all owners of the property adjoining the road and by all owners of property who use the road as the only mean of ingress/egress to their property. The signatures shall be accompanied with a statement that the property owners release and indemnify the county from any duty to maintain the road. Two Public Hearings will be scheduled, staff will request impact statements from various individuals and departments (i.e. Fire Rescue, Sheriff's Department, Public Works, and Board of Education.)

Commissioner Ledford suggested adding utility providers to the list (electric, water).

Attorney Ozburn stated that even though we may abandon the road there may be certain easements for the utility companies would not change.

Commissioner Jernigan asked if the statements will be authorized statements.

Attorney Ozburn stated that only one Public Hearing is required by the statute. What's being proposed is over and beyond. The actual abandonment takes place on a vote by the board.

Commissioner Jernigan ask if out of town property owners could appoint someone to speak on their behalf.

Attorney Ozburn stated that they can. It does not have to be explicitly mentioned in the policy.

Commissioner Ledford ask if Commissioner Jernigan was concerned about someone coming in and saying that they have tried to reach the property owners.

Attorney Ozburn stated that the property owners have to be contacted before the process can move forward.

Mr. Benton stated that the board may want to consider touching on item #3.

“If the abandoned road is a prescriptive public road, the County may execute quitclaim deeds to the property owners along the road at their request. If the abandoned road was a deeded public road, the County may dispose of the property in accordance with the provisions of Official Code of Georgia Annotated S 32-7-4”

Commissioner Ledford noted that there is a \$500 fee for the process.

Commissioner Ledford motioned to approve the County Road Abandonment policy with the changes mentioned. Commissioner Henry seconded the motion, motion failed 2-2.

Item 7: County Roads Resurfacing- Miss Sara Road: Mike Benton stated that staff was ask to put together an improvement plan for Ms. Sarah Road. The plan has been put together but part of the plan was contingent on the upon the road abandonment policy. The middle section of the road is what the residents wants abandoned. Staff put together a three piece plan. The section that comes off 212 is about 500 feet. The middle section is about 200 yds. One area can be improved with a patching machine. The other end is really steep and have to be hardtop.

Attorney Ozburn stated that you can still abandon a road without the policy you just have to comply with the statutes. The policy streamlines things for staff.

Commissioner Ledford motioned to table until we can get more information from staff. Commissioner Jones seconded the motion, passed unanimously.

Item 8: County Roads Resurfacing- Remaining 2021 Chip Seal Road Projects: Mike Benton stated that staff was asked to provide cost comparisons between Public Works Chip Seal crew cost and commercial contractor resurfacing. Roads that were identified in 2021;

<u>Road</u>	<u>County Chip Seal</u>	<u>Commercial Estimate</u>
Purple Martin	\$35,102	\$64,000
Oriole Circle	\$36,675	\$48,000
Ernest Gibson	\$121,044	\$171,000
Shoreline Drive	\$31,714	\$72,000
Partridge Ct	\$22,188	\$25,000

Chairman Henry asked if any widening would be done. Mr. Walsh stated there will be very minimal if any.

Commissioner Jernigan stated that we have material stored behind the firehouse on Jackson Lake Road. We need to do something with that it's just taking up space there. He ask how far does Mr. Walsh think that material will go. He suggested that we get bids. He also suggested that if we chip seal a road that we do not allow any new building permits on the street until the road cures. We should also have the builder to put up a substantial bond so if they tear up the road they repair it.

Mike Benton stated that all of the commercial estimates are asphalt.

Michael Walsh stated that Ernest Gibson is probably the only one that does not have to be ground up.

Chairman Henry asked Mr. Walsh how soon could he get started with some if these projects if given the go ahead?

Mr. Walsh stated that it would depend on the weather.

Item 9: Schedule Work Sessions and Called Meetings as Needed: A Work Session was scheduled for Friday, March 18 at 1:00 p.m.

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