

**Jasper County Board of Commissioners**  
**July 18, 2022**  
**Called 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, Larissa Ruark, Chief Accounting Officer, Mike Benton, County Manager, and David Ozburn, County Attorney.

**Pledge of Allegiance:**

**Invocation:** Commissioner Sheila Jones

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

**Consent Agenda:** None

**Public Hearings:** None

**Presentations/Delegations-** None

**Citizens Comments:**

**Kathy Benson-** Ms. Benson stood before the board to note issues which have occurred because of an Airbnb next to her. She said that her property value has tanked. She went through discussing pictures which she provided to the board.

**Linda Padgett- Turtle Cove-** Ms. Padgett detailed her experience with the VRBO on the end of her street during the July 4<sup>th</sup> weekend.

**Mary Patrick- Monticello-** Ms. Patrick stated that she would like to know what phantom bonds are. She stated that she found that no money changes hands with Phantom bonds. She stated that she looked at the June 30<sup>th</sup> check register and noticed that we pay out a lot to ASAP. She ask if the county would consider hiring an IT person that would be available to all of the departments in the county to try to cut cost.

**Lee Sessions- Eagle Drive-** Mr. Sessions addressed the issue of the short term rentals that are near him.

**Kenny Tyson- Peregrine Court-** Mr. Tyson talked about short term rentals that are near him. He spoke about the trash issue that comes with the short term rentals.

**Tony Rodgers- Eagle Drive-** Mr. Rodgers stated that short term rentals and some of the issues that he has experienced with them.

**County Commissioner's Items:**

**Commissioner Ledford-** None

**Commissioner Stunkel-** None

**Commissioner Jernigan-** None

**Commissioner Jones-** Commissioner Jones stated that she had a resident to request additional speed limit signs for Fellowship Road.

**Chairman Henry-** None

## **Regular Agenda:**

### **Business Items:**

**Item 1: Jasper County Water and Sewer Authority Board Appointments:** Ron Burch stood before the board and stated that he would like to continue to serve on the water Authority Board.

Commissioner Ledford motioned to appoint Ron Burch to the Jasper County Water and Sewer Authority for three years. Commissioner Stunkel seconded the motion, passed unanimously.

Ms. Wanda Cummings stood before the board to state why she would like to continue serving on the board.

Commissioner Stunkel motioned to appoint Wanda Cummings to the Jasper County Water Authority Board for a two year term. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Ledford motioned to appoint Mark Stone to the Jasper County Water Authority Board for three years. Commissioner Stunkel seconded the motion, passed unanimously.

Commissioner Stunkel motioned to appoint Steven Ledford to the Jasper County Water Authority Board for two years. Commissioner Jernigan seconded the motion, passed by 4 votes (Commissioner Ledford abstained).

**Item 2: Memorandum of Agreement- Profile Products, LLC:** Jamie Garner with Butler Snow LLP presented the board with a Memorandum Agreement on behalf of Profile Products.

Project consists of the installation of various furniture, fixtures and equipment to outfit a wood-fiber manufacturing facility at 791 Georgia Pacific Road. In addition, Profile is making certain real property site improvements for which no tax incentive is being offered.

- Total Equipment Investment: approximately \$27.5 million
- Total Real Property Improvements: Estimated \$5+ million (not subject to tax incentive)
- Total Job Creation: minimum of 62 full-time jobs (57 in year 1)

### **Tax Incentive**

- Real property improvements taxed at 100% of value beginning Tax Year 1.
- 8-year incentive schedule with Profile paying percentage of normal taxes due on equipment and other personal property shown in the attached table with year 1 being 2023. The schedule will start at them paying 10% of assessed value, it will increase by 2.5% each year until it gets to 20%, year six 30%, year seven 40%, year eight will be full taxable value.
- Clawbacks if investment or job creation goals are not achieved.

Profile Products anticipates three phases of expansion and growth. The current projections are based on Phase 1. Phase II and Phase III contemplate additional investment in buildings, FF&E, and an increase in total number of employees. DAJC's objective is to locate Phases II and III in Jasper County.

**Cost:** 100% of debt service is paid by Profile Products under a Phantom Bond.

100% of Real Property ad valorem is paid by Profile Products beginning Y1.

FF&E ad valorem collected under PILOT is \$197,315.

Commissioner Jernigan motioned to allow Chairman Henry to sign the Memorandum of Agreement with Profile Products. Commissioner Stunkel seconded the motion, passed unanimously.

**Item 3: Jasper County Joint Comprehensive Plan Update- NEGRC Assistance Letter:** Chairman Henry stated that P&Z Director-Judy Johnson will take the lead on this project.

Ms. Johnson stated that she suggest setting meetings up in each district to begin the planning process. It is important to do it this way and to get the community involved.

Commissioner Stunkel motioned to authorize Chairman to sign the letter requesting assistance from the Northeast Georgia Regional Commission with updating the Jasper County Joint Comprehensive Plan as presented. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 4: Short Term Rentals- County Ordinance:** P&Z Director Judy Johnson stood before the board to present information regarding Short Term rentals. She feels she should bring the BOC well thought out language to place in our ordinances. Generally short-term rentals are in a destination place.

Commissioner Stunkel noted that once the we have to define that if someone is engaging in these activities after it has been prohibited who will have the say to run them off. The will have to be a sufficient disincentive.

Commissioner Stunkel motioned to direct the Planning and Zoning to present language for approval by the board, zoning ordinances that will cover short term rentals to prohibit that type of business and to have the maximum penalties with as much teeth for enforcement by our local law enforcement so that we can effectively prohibit these from being in our community. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Ledford asked if the ordinance can be worded that after so many offenses and they are found guilty in court that their property can be taken.

Attorney Ozburn stated that the will do some research but he is not sure about it right now.

**County Attorney Items: None**  
**County Manager Update: None**

**Executive Session:** Commissioner Stunkel motioned to go into Executive Session at 7:00 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Stunkel motioned to exit Executive Session at 7:35 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

**Adjourn:**

Commissioner Stunkel motioned to adjourn the meeting at 7:35 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

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Bruce Henry, Chairman

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Sharon Robinson, Clerk