

Jasper County Board of Commissioners
January 8, 2024
Regular Meeting Minutes
6:00 P.M.

Chairman Jernigan called the meeting to order at 6:15 p.m.

Commissioners Present: Bruce Henry, Chairman; Steven Ledford, Vice Chair; Don Jernigan; Sheila Jones and Asher Gray

Staff: Mike Benton, County Manager, Sheila Belcher, Clerk- Administrative Services Director, Larissa Ruark, Chief Accounting Officer, Doug Attaway- Planning and Zoning Director,

Pledge of Allegiance:

Invocation: Commissioner Steven Ledford, District 5

Agenda Approval: Commissioner Gray motioned to approve the agenda with the addition of 911 Presentation/update. Commissioner Ledford seconded the motion, passed unanimously.

Consent Agenda:

Commissioner Ledford motioned to approve the following minutes

- Regular Meeting Minutes – December 11, 2023
- Work Session Minutes- December 29, 2023

Commissioner Gray seconded the motion, passed unanimously.

Commissioner Gray motioned to approve Check #s **069936-070141**. Commissioner Ledford seconded the motion, passed unanimously.

Public Hearings: A Public Hearing will be held for an update of the FY 2023 Capital Improvement Element (CIE) of Jasper County’s Development Impact Fee Program as required annually by the Department of Community Affairs.

Citizens Input:

Bill Nash: The impact fees should deal with the growth. Would like for BOC to consider increasing impact fees. Fees should be indexed so that they can keep up with growth and cost.

Business Item 1: 2023 Capital Improvements Element Update: A work session was held on December 29, 2024 to review and discuss updates to the CIE Reports. Staff has incorporated and prepared for Board review a preliminary draft of an annual update to the Capital Improvements Element for FY 2023 in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs.

The Georgia Department of Community Affairs requires Counties that participate in the Impact Fee Program to submit an annual update of the Capital Improvement Element and Short-Term Work Program. NEGRC provides an initial review and then submits to the DCA for State review.

Commissioner Henry motioned to approve Resolution # 2024-0103-1 authorizing the Draft Update of the Annual Capital Improvements Element FY 2023 be submitted to the to the Northeast Georgia Regional Commission for review and then forwarded to the DCA for State review. Commissioner Gray seconded the motion, passed unanimously.

Presentations/Delegations:

Stanton Springs Update Provided by the Joint Development Authority: Steve Jordan presented for the JDA. Mr. Jordan stated that money has been a direct benefit to counties since 1999. Commissioner Gray asked Mr. Jordan if he was saying that the money comes directly back to the County. Mr. Jordan responded “Yes” Mr. Jordan said that Pilot Payments go to JDA first to cover their fees. JDA spent 1.7 million dollars on lawsuits. Commissioner Gray asked what is done with the money JDA keeps Mr. Jordan said the JDA sends the BOC their budget every April for review. The state is putting a parkway for access to Rivian.

Citizens Comments: -

- **Dan Born:** Mr. Born spoke about the road work done by contractor. He stated that his property pin was moved by contractor. He said work done by contractor need to corrected and ditches should be fixed. Mr. Born stated that the county should hold final payment until corrections are made.
- **Dan McIntyre:** Spoke against the Mental Health Resolution. He talked about red flag laws.
- **Phillip Johns:** Stated that he is against subdivisions with 1.2 acre lots and the way green space is taxed.
- **David Thompson:** He ask what do citizens of Jasper County want. He stated that we should charge the maximum impact fees allowed by law. He also mentioned extending the zoning moratorium.
- **Mary Patrick:** Spoke about JDA and their land sales.
- **Cathy Benson:** Stated that she is here to throw Doug Attaway under the bus. Wants to know what that oversight issue was about building on 50ft lots.
- **Susy Moore:** Spoke email that she sent to the board about high density housing. There is green space that is not being taxed. We need to enforce the permitted use table.

County Commissioner’s Items

Commissioner Ledford- Commissioner Ledford asked about the moratorium on preliminary plats expiration. He stated that he would like to add both moratoriums to the work session for Friday.

Commissioner Jernigan- None

Commissioner Jones- Commissioner Jones ask about the status of the multipurpose building. She also asked about the impact fees and who pays them.

Mr. Benton confirmed that homes built in the City of Monticello pay impact fees as well. The City of Shady Dale has their own permitting and therefore we do not collect impact fees for homes built there.

Commissioner Henry- Commissioner Henry congratulated Mr. Barry Fleming on his appointment by Governor Kemp to serve as the Superior Court Judge in Columbia County.

Commissioner Gray- Commissioner Gray mentioned that the use table keeps getting brought up to him. Wants to know if this can be addressed.

Business Items:

Item 2: Appointment of Chairman- Commissioner Ledford motioned to appoint Commissioner Henry as Chairman. Commissioner Gray seconded motion, passed unanimously.

Item 3: Appointment of Vice-Chairman-

Commissioner Jernigan motioned to appoint Commissioner Jones. Commissioner Jones seconded motion; motion failed.

Commissioner Gray motioned to appoint Commissioner Ledford as the Vice-Chairman. Commissioner Ledford seconded, motion passed.

Item 4: Appointment of County Attorney- Commissioner Jernigan recommended appointing Fleming & Nelson. Commissioner Ledford motioned to appoint Fleming & Nelson as interim. Commissioner Gray seconded, passed unanimously

Item 5: Appointment of County Clerk- Commissioner Jernigan motioned to appoint Sheila Belcher with a \$5000 a year pay increase. Commissioner Ledford seconded, motion failed.

Commissioner Ledford motioned to appoint Sheila Belcher as County Clerk for 2024. Commissioner Gray seconded, motion passed unanimously.

Item 6: Reform and Improve Mental Health Services Resolution by ACCG- ACCG is encouraging 100% participation of all counties to adopt a resolution urging Governor Kemp and the Georgia General Assembly to continue efforts to reform and improve mental health services for the citizens of Georgia. ACCG is asking for the Mental Health resolution to be signed. The original resolution has been modified.

ACCG representatives Dan Willis and Henry Craig provided additional background regarding the modified resolution. Mr. Craig gave Facts about Mental Health in the United States. Mr. Craig said 155 counties have already signed with changes to fit their county's needs.

Commissioner Jernigan to motioned to approve the signing of Resolution #2024-0108-4. Commissioner Jones seconded the motion. -The motion failed to pass. (Commissioner Jones left due to health issues.)

Commissioner Ledford seconded, motion failed. Commissioner Ledford motioned to table until January 12th called meeting. Commissioner Gray seconded motion, passed unanimously.

Item 7: 2024 Turtle Cove POA's 2023 Alcohol- A request was made to extended to February 6, 2024. Request was made due to communication error between Planning and Zoning Director Doug Attaway and Monticello News. The 2024 Turtle Cove POA's Alcohol license applicants name was advertised in error.

Commissioner Gray questioned if Turtle Cove POA should be allowed this extension or even renewal. Commissioner Gray said he has received multiple emails with information a bout a brawl and stated there seems to be issues that need to be addressed.

Sheriff Donnie Pope was asked about asked about calls to Turtle Cove. Sheriff Pope stated they have responded to call to Turtle Cove but not for anything he believes they should lose their license over.

Commissioner Jernigan motioned to approve extension of Alcohol License for Turtle Cove POA until February 6, 2024. Commissioner Henry seconded the motion saying there needs to be a change in the Language in Ordinance. Motion passed unanimously.

Item 8: No Thru Trucks Signage on County Roads for Installation on State Routes- Jasper County is part of the GDOT District in Tenille GA. Request was made to GDOT for installation of No Thru Truck signage on State Routes at certain County Road intersections prior to turning onto County roads.

GDOT Traffic Engineer at GDOT District Office in Tenille GA stated the following:

- Signage not allowed on GDOT ROW.
- Suggested County signage be positioned on County ROW installed at angles to allow truck traffic to see signage prior to turning.

County No Thru Truck Signage has been observed on State ROW in other GDOT Districts. Signage was observed in Butts County.

State Route 16 and Higgins Road
State Road 16 and High Falls Road/England Chapel Road

Commissioner Gray stated that Jackson Lake Road and Bethel Church Road are the ones he gets the most complaints about.

County Manager Mike Benton Stated there is not signage on Post Road.

Commissioner Ledford noted that the sign on Mosley Lane should be removed.

Sheriff Donnie Pope state he has several complaints about Fullerton Phillips.

Commissioner Gray Motioned to approve creation of a memo to request signage for Jackson Lake Road, Bethel Church Road, Harvey Lane Road on the GDOT ROW. Commissioner Ledford seconded, motion passed unanimously.

Item 9: Jasper County Joint Comprehensive Plan 2023 Update- Adoption- The Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan on accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs.

County Manager Mike Benton stated the draft was approved and the Resolution is a formality.

Commissioner Jernigan motioned to adopt Resolution 2024-0108-3 signifying adoption of Updated 2023-2028 Jasper County Joint Comprehensive Plan with the cities of Monticello and Shady Dale. Commissioner Gray seconded, motion passed unanimously.

Item 10: FY 2024 CIE Update, Scope and Work Timeline- Discussion was requested for the following:

Changes to the Public Facility Allocation Percentages as Discussed during a December 29, 2023 Work Session:

Change Library Allocation from 2% to 1%
Change 911 Authority Allocation from 18% to 15%
Change Admin Allocation from 2% to 0%
Change Fire Allocation from 19% to 25%

Fire Allocation Further Allocated by the Following:

Equipment Portion to be set at 15%
Buildings Portion to be at 10%

Review the Residential Impact Fee Dollar Amounts

Current Impact Fee for Residential Construction is \$1376.70.
Changing the Fee Amount Requires Development of a Methodology Report.

Review Commercial and Industrial Construction Impact Fee Ordinance

Impact Fee Schedule
Retail and Commercial Exemption Policy

Mr. Benton stated that we have to decide whether commercial permits will pay impact fee.

Commissioner Ledford Motion to start work on the impact fee updates in house. Commissioner Gray seconded motion passed unanimously.

Item 11: Agenda Request -Jasper County BOC-Set Qualifying Fees and the Election Dates need to be published prior to February 1st, 2024 to be pursuant to O.C.G.A §21-2-131(a)(1).

| Office | Fee |
|-------------------------|------------|
| Sheriff | \$1,927.66 |
| Clerk of Superior Court | \$1,660.34 |
| Tax Commissioner | \$1,660.34 |
| Probate Judge | \$1,660.34 |
| Chief Magistrate | \$1,633.55 |
| County Commissioner | \$ 216.00 |
| Board of Education | \$ 108.00 |
| Coroner | \$ 72.00 |
| Surveyor | \$ 10.00 |

Commissioner Jernigan motioned to Approve Resolution #2024-0108-2 setting the Qualifying Fee Schedule for advertisement prior to February 1, 2024. Commissioner Ledford seconded, motion passed unanimously.

Item 12: Open New Bank Account for the 2024 SPLOST Funds

Larissa Ruark stood before the board to request approval for the Finance Department to facilitate opening Bank Account at Bank of Monticello for deposits of the 2024 SPLOST funds.

Commissioner Ledford motioned to approve opening bank account at Bank of Monticello for deposit of 2024 SPLOST funds from the Georgia Department of Revenue. Commissioner Jernigan seconded, motion passed unanimously.

Item 13: Schedule Work Sessions and Called Meetings as Needed

A called meeting is scheduled for January 12th.

County Attorney Items: None

County Manager Update: Mr. Benton gave an updated on the building permits, dugout project, 4-way stop County Line and Henderson Mill, and the audit process.

Adjourn: Commissioner Ledford motioned to adjourn the meeting at 8:34 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

Bruce Henry, Chairman

Sheila Belcher, Clerk