

**BOARD OF COUNTY COMMISSIONERS
 JASPER COUNTY, GEORGIA
 REGULAR MEETING AGENDA
 **** SMALL COURTROOM, SECOND FLOOR ****
 MONTICELLO, GEORGIA
 November 4, 2024
 6:00 p.m.**

***** The meeting will be live-streamed Via Facebook on the Jasper County Georgia Facebook Page.**

I. Call to Order				
NAME	PRESENT	ABSENT	LATE	ARRIVED
DISTRICT 1 – SHEILA G. POUNDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 2 – BRUCE HENRY, CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 3 – DON JERNIGAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 4 – ASHER GRAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 5 - STEVEN LEDFORD, VICE-CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Pledge of Allegiance –

III. Invocation – District 4

IV. Approval of Agenda

V. Consent Agenda –

1. Approval of Minutes:
 - Regular Meeting Minutes- October 7, 2024
2. Check Register – Check #'s **72308-72525**

VI. Public Hearings with Business Action

Public Hearings are conducted to allow public comments on specific advertised issues such as rezoning, ordinances, policy development and other legislative actions to be considered by the County Commissioners. Following the public hearing, the Board of Commissioners will act on each item presented below.

Public Hearing 1: Nelson Rd Private Drive Subdivision

Business Item 1: Nelson Rd Private Drive Subdivision

Public Hearing 2: Public Hearing for an Ordinance amendment to Part II, Code of Ordinances which includes Chapter 8 section 8-31(b) short-term vacation rental overlay license limitation.

Business Item 2: Public Hearing for an Ordinance amendment to Part II, Code of Ordinances which includes Chapter 8 section 8-31(b) short-term vacation rental overlay license limitation.

Public Hearing 3: Public Hearing for an Ordinance amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-48-Conventional zoning districts. Removing R-R and updating the density for RES zoning.

Business Item 3: Public Hearing for an Ordinance amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-48-Conventional zoning districts. Removing R-R and updating the density for RES zoning.

VII. Presentations/Delegations

Presentation/Delegations allows scheduled speakers to address the Commission for not more than ten (10) minutes on specific topics or for recognition of citizens, county employees or other events by the Commissioners.

VIII. Citizens Comments

The Citizens Comments section of the Agenda allows citizens who sign up to address the Commission for not more than three (3) minutes on specific topics. The County Attorney will keep time. Please be courteous of the 3-minute time limit. Comments noted from citizens via the Jasper County FB Page.

IX. County Commissioner Items & Updates

X. Regular Agenda

Business Items:

4. Short-Term Rental Application opening period
5. Appointment to Planning and Zoning Board
6. Additional 2024 LMIG Funding – Murder Creek Church Rd Resurfacing Bid Submittals
7. 2025 LMIG Application and SPLOST Projects Recommendation
8. Resolution to Increase Hotel Motel Excise Tax
9. FY 2025 1st Quarter Financial Report
10. Schedule Work Sessions and Called Meetings as Needed

XI. County Attorney Items

XII. County Manager Update

XIII. Executive Session

Consultation with County attorney to discuss pending or potential litigation as provided by O.C.G.A. §50-14-2(1); Discussion of the future acquisition of real estate as provided by O.C.G.A. §50-14-3(4); and discussion on employment, compensation, or periodic evaluation of county employees as provided in O.C.G.A. § 50-14-3(6)

XIV. Adjournment

Consent Agenda – Item 1:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: November 4, 2024

Subject: Approval of Minutes

Summary:

Minutes have been completed for the Jasper County Board of Commissioners:

- Regular Meeting Minutes-October 7, 2024

Background:

Cost: \$0

Recommended Motion:

Approve minutes for:

- Regular Meeting Minutes- September 9, 2024
- Work Session Minutes- September 16, 2024

Jasper County Board of Commissioners
October 7, 2024
Regular Meeting Minutes
6:00 P.M.

Chairman Bruce Henry called the meeting to order at 6 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 Jernigan

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

Consent Agenda: Commissioner Gray motioned to approve the following minutes

- Regular Meeting Minutes- September 9, 2024
- Work Session Minutes- September 16, 2024

Commissioner Pounds seconded the motion, passed unanimously.

Commissioner Ledford motioned to approve **Check #72064-77421**. Commissioner Jernigan seconded the motion, passed unanimously.

Public Hearings:

Commissioner Ledford motioned to begin the public hearing at 6:04 p.m. Commissioner Pounds seconded, and the motion passed unanimously.

Public Hearing 1: Rezoning application. 2024 REZ 004. Request to Rezone 30.23 acres from RES to AG:

Planning and Zoning Direct Doug Attaway presented a request to Rezone 30.23 acres from RES to AG. Owners are requesting the rezoning so they can have a small family farm. Planning and Zoning Board recommends approval 4 to 0.

No one spoke in favor or against the request.

Business Item 1: Rezoning application. 2024 REZ 004. Request to re-zone 30.23 acres from RES to AG:

Commissioner Ledford motioned to approve the rezoning of 30.23 acres for RES to AG. Commissioner Gray seconded, and the motion passed unanimously.

Public Hearing 2: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-193.-Designation; Intent. Removing Zoning districts R-R, R-1, R-2, RL, and V-P, adding RES zoning District: Planning and Zoning Direct Doug Attaway presented a request for Ordinance Amendment to Part II, code of Ordinances which includes Chapter 119, Section 119-193.-Designation; Intent. Removing Zoning districts R-R, R-1, R-2, RL, and V-P, adding RES zoning District.

No one spoke in favor or against the request.

Business Item 2: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-193.-Designation; Intent. Removing Zoning districts R-R, R-1, R-2, RL, and V-P, adding RES zoning District:

Commissioner Ledford motioned to approve the ordinance amendment. Commissioner Gray seconded the motion, which passed unanimously.

Public Hearing 3: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-195.- R-R Rural Residential District, Low Density. Removing Rural Residential Zoning District:

Planning and Zoning Direct Doug Attaway presented a request for an Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-195.- R-R Rural Residential District, Low Density. Removing Rural Residential Zoning District.

No one spoke in favor or against the request.

Business Item 3: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-195.- R-R Rural Residential District, Low Density. Removing Rural Residential Zoning District:

Commissioner Ledford motioned to approve the ordinance amendment to Part II, Chapter 119 Section 119-195. Commissioner Pounds seconded the motion, which passed unanimously.

Public Hearing 4: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-196-RES Single Family District. Changing “not over one principle dwelling unit per two acres” to “not over one principle dwelling unit per five acres):

Planning and Zoning Direct Doug Attaway presented a request for an Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-196-RES Single Family District. Changing “not over one principle dwelling unit per two acres” to “not over one principle dwelling unit per five acres). Commissioner Gray asked why the Conservation Design requirement was not included. He said when approved there was a choice of 5 acre lots or conservation subdivision with 3 acre lots. Mt Attaway said that the board voted to remove the section. He said the section refers to the density so even in a conservation subdivision with a 3-acre lot you can only have one house per five acres. He said one P&Z member obtained from voting due to issues they had with the wording. They disagreed with the last sentence that states the REZ district is designed to accommodate development in areas to are served by public water. They had an issue with the design. Mr. Attaway said that 90% of the county's RES zoning is served by public water. Chairman Henry said designed to but not required.

Citizens Comments: Mary Patrick said she is not opposed to the change. She said she has an issue with the section saying Conservation Subdivision is required. She said it is her understanding that conservation subdivision was never required but a choice. She said she disagreed with the wording based on that change.

Business Item 4: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-196-RES Single Family District. Changing “not over one principle dwelling unit per two acres” to “not over one principle dwelling unit per five acres): Mr. Attaway said the choice was only in AG zoning but has always been a requirement in RES zoning and has not changed. He said the allowance for Conservation in AG zoning in May of 2024.

Chairman Henry stated he thought they were trying to give the option to choose either design.

Commissioner Ledford said that was his understanding as well with five acres minimum.

Chairman Henry said that the choice of either was the goal if that was not the decision that had already been made.

Mr. Attaway said that Conservation design subdivisions require the builder to upgrade the roads but non-conservation design does not. He said the Board of Commissioners may want to look into changing that.

Commissioner Gray said that the language can be added to any residential zoning and he motioned to table the amendment. Commissioner Ledford seconded, and the motion passed unanimously.

Presentations/Delegations: Tony Rogers with the Development Authority of Jasper County presented a potential project on 2900 acres off of Rock Eagle Rd. He said the property owner plans to develop and operate the project themselves. He said the project is estimated to bring 4.7 million dollars in ad valorem taxes for the county. Mr. Rogers said that the onsite equipment is made of aluminum, copper, and silicon all found on the Earth's surface so no concern for contaminated groundwater. He said that the equipment and project site would not be visible from any county or state road or surrounding properties. He said there will also be a 50-foot buffer around the project and a privacy fence around the buffer. He said there would not be an additional need for county services such as water, sewage, fire, police, use of the county landfill, or additional maintenance to the county roads. He said this will not add jobs so it will not add a need for more schools. He said this project would not cause additional roads because it would not add traffic to the area. He said there would be native plants added to the property to support ground-nesting birds. Mr. Rogers said the owner has agreed to hold two town hall meetings to provide information and answer questions.

Commissioner Ledford said the Board of Commissioners voted unanimously not to allow Solar Farms but he thinks that they may need to take another look. He said that 4.7 million dollars with no increase in the population or need for county services could help taxpayers. Commissioner Ledford said that as long as there is no negative effect on the environment this project could be very beneficial to the county.

Chairman Henry said that there are two meetings scheduled one on October 23rd and one on October 24th, 2024.

Citizens Comments:

Mary Patrick: Mrs. Patrick said she finds it interesting that Mr. Rogers did not mention in his presentation that the project was a Solar Farm. She said that he stated there are pamphlets with project information but the public has not seen them. Mrs. Patrick said two months ago the Board of Commissioners agreed not to allow Solar Farms and they are not included in the zoning. She asked if they plan to hold another zoning hearing.

Chairman Henry said if they decided to move forward they would have to hold another hearing. Mrs. Patrick said that the Jasper County Development Authority has always been very good at telling the county of how much money they would receive but it doesn't seem to happen. She said she would like to see where they got their figures from and how the county plans to tax this type of project. She said it would be great to have that kind of money coming into the county to help taxpayers but it usually doesn't work that way. She said every time the county gets more money the Commissioners use it to hire more employees, buy equipment, or build something. She said the money is never used to help citizens and then taxes are increased. Mrs. Patrick said she would be asking for more information through open records.

James Jurczak: Mr. Jurczak spoke against the Solar Farm project. He said that Georgia has four operating Nuclear reactors producing power at a low rate per kilowatt hour. He said there are two new nuclear reactors scheduled for use in the near future and he is just wondering if there is even a need for a solar farm and if it would benefit the community. He said he isn't sure that solar panels can produce electricity at the same rate and cost as nuclear reactors. He said it is his understanding that the power company must buy the electricity from the solar farms at a much higher rate which in turn will cost the consumers more.

Chairman Henry said that someone in the county was approached by a Georgia Power representative who asked about a solar farm project.

Julie Newman: Mrs. Newman spoke about the short-term rental process. She said she feels regulating the short-term rental in the area is a good thing but she thinks it's unfair that you cannot get a license unless you were in operation before July 2023. She said that they completed their home recently and wanted to be able to use it as a short-term rental until they were ready to retire and move into the home. Mrs. Newman said she understood some renters behaved badly and they had no intention of allowing that in their home and upsetting their neighbors. She said they would like to contribute to the community financially by renting their home and paying the taxes. She

said she requests that the commissioners review the short-term rental ban policy and determine if the July 2023 cutoff is reasonable.

Misty Garvin: Mrs. Garvin spoke about short-term rentals. She said she was born and raised in Jasper County but just recently moved back. She said she owns two properties in the county and in February of 2023, she received a private message from Joanie in planning and zoning. She said in the message they were notified they were in violation of the short-term rental process and should cease operation to avoid fines. Mrs. Garvin said the next day she contacted the Planning and Zoning Director Judy Johnson. She said they immediately got involved in doing research and making suggestions on how the county could handle the Short-Term rental process. She said that on February 21, 2023, they had an in-person meeting with Ms. Johnson and Commissioner Jernigan. She said she recommended charging a licensing fee and certified inspection fees, as well as providing information on how other counties such as Butts County handled short-term rentals. Mrs. Garvin said they presented a request at a Council Meeting to be involved in the Short-Term Rental process and definition. She said they attempted to contact Planning and Zoning several times after that meeting and never received a response. She said on February 8, 2024, she emailed Joanie and Ms. Johnson and still did not get a response. She said she received a letter on September 23, 2024, stating that she violated the Short-Term Rental process. Mrs. Garvin contacted Planning and Zoning and was informed that Doug Attaway was now the Planning and Zoning Director and that she had missed the Short-Term Rental application deadline of July 2024.

Gentry Johns: Mr. Johns spoke on the short-term rental process. He and his brother inherited their parents' home on Jackson Lake. Mr. Johns said they have children who are very active and in college but cherish the memories made in Jasper County as children and returning as adults with children of their own. He said with growing expenses they decided to use the home as a short-term rental as a way to keep from selling it. He said they thoughtfully wrote their policies for the home as it is not just a business to them. They limit the number of guests, do not allow parties or events, and enforce quiet time after 10 p.m. He said they vet their renters and do not rent to anyone under the age of twenty-seven. He said they provide a guest guide and encourage their renter to visit local stores and restaurants hoping to help boost the local economy. He said they have a do-not-rent list for anyone who violates their policies. Mr. Jones said the home and the area are very special to them not only because of childhood memories with their grandparents but also memories made with their children and parents including their son who passed away in 2020.

Paula Johns: Mrs. Johns (wife of Gentry Johns) spoke on the short-term rental process. She said the home they own on Jackson Lake is an essential location for their family. She said her family along with others who own homes here and wish to use them as short-term rentals love the area and renting their homes so they can afford to keep them and it is in no way a big business to them. They simply wish to be able to continue enjoying the area. She said that if the county forces these homeowners to sell because they can't afford to keep them they will find they have many people coming to the area who do not value it. She said those people would want to change the county entirely. She said she is speaking from experience. She said the area she grew up in was changed when locals could no longer afford to live there and businesses and big-money individuals moved in and changed the entire area. She said they love it here and have no desire to change the area. She asked if the county would consider allowing more short-term rentals for people like her family. She said it could be a win/win for the county. They will have additional tax revenue and owners who truly care about the community. She said in the past four years they have paid \$15000.00 in hotel/motel taxes. She said they were confused when they received a cease and desist letter without ever receiving a notice of the new policies. Mrs. Jones said the county should have sent a certified letter stating the new policies and they would have been happy to comply. She said they are requesting the opportunity to do so now as they are law-abiding citizens and would be an asset to the community. Mrs. Johns ended by quoting Psalms 24:1 **The earth is the LORD's**, and the fulness thereof; The world, and they that dwell therein. She said every resource we have comes from the Lord through His grace and Goodness.

Evan Johns: Mr. Johns (brother of Gentry Johns) spoke about short-term rentals. He said his brother and sister-in-law had spoken for their family on how they felt on a personal level and he would not give the same speech. He

said the county could benefit from the taxes collected and it could help reduce the burden for taxpayers. Mr. Johns said he did some research and allowing 230 short-term rental properties could potentially bring in eight million dollars over the next ten years. Mr. Johns said they are seeking approval to continue to operation because they have never had an issue and did not receive notice of the change. He said they were in business before July 2023 and would like the board's consideration of the request.

Amanda Pool: Mrs. Pool spoke about short-term rentals and her request to continue operating the property she manages as a short-term rental property. She said that she has been a property manager for twenty-five years and the Board of Commissioners tweak a few things if they would like. She is in favor of regulating short-term rentals and said they have strict policies for the properties they manage. She said that she is seeking approval from the board and hopes to bring additional revenue to the county but her number one priority is the ensure her property complies with county policies.

Jason Bunn: Mr. Bunn spoke about short-term rentals and solar farms. He said he prays the Commissioners will make the best decision possible for all homeowners. Mr. Bunn said he wanted to speak on the possible solar farm proposal. He said he isn't against solar and believes in a variety of energy options. Mr. Bunn said the estimated project would bring 4.3 million but he is curious to know how much of that will benefit taxpayers. He said the commissioners need to consider the nature of our county and check into any environmental issues this may cause. He asked them to do studies on this before deciding. He said 2900 acres is a lot of land and they should drive down 75 South and look at the solar farm in that area. He said it doesn't appear to fit what he believes to be land conservation. He mentioned the damage and destruction caused by Rivian saying they have caused well water issues for residents there. He said he wants the commissioners to protect our community. He said he is concerned with how long the solar panels are good and what happens to them if they are no longer good. He asked the commissioner to be very careful with what they allow and where they allow it in the county.

Cathy Benson: Mrs. Benson spoke on short-term rentals. She said in 2020 the commissioners voted 5/0 against allowing short-term rentals then at some point decided to allow 30 but regulate them. She said it went from 30 to 12 last month and now the commissioner is considering allowing more. Mrs. Benson said she would like to know where it ends. She said she wants to know if the commissioners are going to follow their own rules and those set in place by the county attorney.

Denise Jones: Mrs. Jones spoke about the short-term rentals. She said she went through the short-term rental process and was approved. She said several other short-term rentals are being operated in the county without approval. She said she would like the commissioners to enforce the rules as it is unfair to all who went through the process and paid the fees. She said Airbnb cannot be expected to carry the burden of enforcing the county rules. She said they will not do anything because they are in business to make money and are not going to remove properties from the platform. She requested that those who have followed the process and paid the \$1500 not be charged any more fees until the commissioner has a better solution to enforcing the ordinances. She said that the application deadline was June 12, 2024, and she feels like anyone who did not meet that deadline should now wait until April 2025. She said the process should be consistent for everyone.

County Commissioner Items & Updates:

Commissioner Pounds: None

Chairman Henry: Chairman Henry said the county received a \$200,000 check from the JDA, \$120,000 for the county and \$80,000 for the schools.

Commissioner Jernigan: Commissioner Jernigan spoke on the solar farm proposal. He said the commissioner did vote 5/0 against allowing solar farms. He said he voted that way because of information presented by another commissioner. He said that the panels that would be used in this project do not contain the toxins mentioned previously. He said he feels he voted without having all the information so now he needs to correct that by going to the town hall meeting and learning more about the solar panels. He said if the new information is accurate he feels the county could benefit from the revenue the project would bring in. He said the county could use the money

to help ease the burden on citizens. He said one commissioner recently mentioned the possibility of increasing taxes if the cost of things continues to increase.

Commissioner Gray: Commissioner Gray spoke about the solar farm project saying they need to look at it very closely. He said it really should have been pretty cut and dry because there was a 5/0 vote against allowing solar farms. He said he feels the only reason the project is being pushed is because a big money corporation wants it and that is why it was presented even though they had been voted down. He said 3000 acres is a lot of land that you cannot get back if it is destroyed by this project. He said he has to be objective because of the amount of money it could bring to the county but he also feels money is the root of all evil, not the fix-all. Commissioner Gray then spoke on the short-term rentals. He said the good thing about it for him is that we do not have a lot of them here. He said that he has heard people mention how many Putnam County has but we are not Putnam County. He said the short-term rental operators cannot say they have to look for violators of the short-term rental process. He said the operators are saying they were involved in the community but they haven't been paying attention to what has been going on. He said that citizens have been complaining about short-term rentals for two years and the moratorium has been in place for a while. He said if they had been so involved they would have known these things. He said that there has to be some balance because they do bring money to the county but the operators were not involved in the community when citizens were complaining about the short-term rentals.

Commissioner Ledford: None

Regular Agenda

Business Items:

Business Item 5: Northeast Georgia Regional Commission Private Sector Appointment: David Dyer has resigned from this position and will be resigning as the director of the Development Authority at the end of 2024. Mr. Dyer has recommended the Commissioners appoint Tony Rogers. Commissioner Jernigan motioned to appoint Tony Rogers as Northeast Georgia Regional Commission Private Sector Appointee. Commissioner Ledford seconded, Motion passed unanimously.

Business Item 6: Short-Term Rental License Applications Status Review: Planning and Zoning Director Doug Attaway presented an update on the status of the Short-term License Application. Mr. Attaway said they had twelve applications with ten approved with stipulations and two tabled. He said that Mrs. Pool's application had been tabled and she was in attendance seeking approval. He said that some inspections had to be rescheduled due to recent weather conditions. Mr. Attaway said as of September 9, 2024, the status of the short-term rental applications stands as listed.

- **710 Eagle Dr** passed all inspections and he was waiting for final payment.
- **1045 Eagle Dr** passed all inspections and paid the final payment and is currently the only one to receive a license.
- **67 Miss Sara** is scheduled for inspection.
- **707 East Mourning Dove Ct** owner had some issues due to the recent Biolab fire but would likely discuss final payment after the meeting.
- **667 Cardinal Dr** passed all inspections and waiting for final payment.
- **74 Peregrine Ct** passed all inspections waiting for final payment.
- **141 Shoreline Dr** passed all inspections waiting for final payment.
- **161 Shoreline Dr** was denied due to a lack of sufficient proof of payment of hotel/motel taxes.
- **421 Alcovy Dr** passed all inspections and waiting for final payment.
- **400 Parrot Ct** requested to remove their application.
- **88 East Mourning Dove Ct** inspection scheduled but the owner has not paid hotel/motel taxes which was one of his stipulations. Chairman Henry asked if he was given a time frame to have those paid. Mr. Attaway said they were not given a time frame but it was one of his stipulations for approval so he would see how the inspection goes and move forward from there.

- **255 Landers Way** was tabled because the applicant changed local agents due to the original agent being incarcerated. Mr. Attaway said the applicant was present and seeking approval of her application. Mr. Attaway said she has corrected all her deficiencies. Commissioner Gray motioned to approve the application for a license for short-term rental. Commissioner Jernigan seconded, and the motion passed unanimously.

Commissioner Jernigan said after hearing some of the operators of the short-term rentals did not receive notices from the county about the ordinance changes he feels they should reopen the application process. He said he feels it is bad business not to send notification letters of changes but then send cease and desist letters. He said they could implement three strikes and you're out rule. He said the county could use the money if the operators are willing to run the rentals the correct way. He said the county could even use the taxes for short-term rentals to help fund the employee retirement plan. He said the county attorney helps write strong rules and regulations so he sees no reason not to reopen the application process. Commissioner Gray said he doesn't feel the small number of short-term rentals allowed will help much with the employee retirement plan. He then asked the county attorney if the ordinance change notice was handled legally. The county attorney said it was handled correctly that some counties do choose to send individual mailers but it is not required for this situation. He said posting of signs and newspaper ads are to usual ways to give notice. Commissioner Jernigan said he never felt it wasn't handled legally but he does feel it unethical. Commissioner Ledford said that those who are running without issues are a benefit to the county.

Commissioner Jernigan motioned to reopen the application process for short-term rentals. Commissioner Pounds seconded the motion.

Commissioner Ledford asked if there would be a time frame and if they would only allow those who received a cease and desist letter to apply.

Commissioner Gray said he recently read an article about short-term rentals harming the local housing market. He said it limits the number of homes available for purchase or long-term renters. He said he would not support increasing the number of short-term rentals allowed in the county.

Chairman Henry called for a vote, motion passed 4 to 1 Commissioner Gray opposed.

Business Item 7: Jasper County Library Board Appointment – Azalea Regional Library: Mr. John Stork currently serves on the board as the city-appointed member. The city no longer helps with funding to the library therefore they can no longer appoint members. Mr. Stork is seeking an appointment from the county. He said he has served since 2015 and his current term is set to expire in 2027. Chairman Henry said if he was appointed by the country his term would reset for a six-year term.

Commissioner Ledford motioned to appoint John Stork to the Jasper County Library Board. Commissioner Jernigan seconded, and the motion passed unanimously.

Business Item 8: Bailiff's Pay Increase Request – Superior, Probate, Magistrate, and Juvenile Courts:

County Clerk Leann Airington presented a request to increase the pay for Bailiffs from \$50 a day to the Grand Jury recommendation of \$100 a day. She said the pay has been the same since 2006. She said she believes what she is currently allotted for Jury and Bailiff pay with cover the increase because we do not have very many jury trials. She said the court days are more frequent and longer than they were when the pay was set at \$50 a day. Chairman Henry asked what the average hours are on court days. Mrs. Airington said normal days are 9a.m to 4 p.m. but have lasted as late as 7 p.m. She said times depending on the judge they do no break for lunch. Commissioner Pounds motioned to raise the pay for bailiffs to \$100.00 a day. Commissioner Ledford seconded, and the motion passed unanimously.

Business Item 9: Ross+ Associates Proposal – Impact Fee Program Amendment: County Manager Mike Benton said the Jasper County Board of Commissioners has requested to make changes to the impact fee program.

He said the DCA requires a formal amendment process. He said the amendments to the impact fee program would be to Public Facilities and which areas will receive the impact fees. They will also include changes to the impact fees and updating the ordinance. Mr. Ross was present and has provided a proposal of \$8800. Mr. Ross said there would need to be discussion but he believes the impact fees will go up a lot because of inflation and it has not changed since 2007. Commissioner Ledford motioned to hire Ross and Associates to work with the Commissioners to amend the impact fees program using the fund balance and impact fees to cover the cost. Commissioner Pounds seconded, and the motion passed unanimously.

Business Item 10: Senior Center Drainage Project Bid Results: County Manager Mike Benton said a bid was put out to stop the flooding that occurs at the senior center with heavy rains. Three bids were submitted. Johnson Grading \$18534. J Wyatt Clearing \$21,000. Mark Burrow Grading \$23,828. He said all three companies are local. He said he talked to several people including County Engineer Robert Jordan and Public Works Director Michael Walsh and the recommendation was to go with the low bid.

Commissioner Jernigan motioned to award the bid to Johnson Grading Incorporated for \$18,534 paid from Fund Balance. Commissioner Ledford seconded, and the motion passed unanimously.

Business Item 11: Schedule Work Sessions and Called Meetings as Needed: Two work are sessions scheduled for October 21, 2024, at 6p.m and October 28, 2024, at 6 p.m.

County Attorney Items: None

County Manager Update: Mr. Benton gave an update on the new Elections and Registration Board will have its first official meeting in the county commissioner's meeting room on October 15, 2024, at 6 p.m. He said the new Pothole patching machine is ready for pickup. He said the county is clearing the area behind Fire Station One for additional voter parking. He said he wanted to thank the New Bethlehem Baptist Church for allowing the county to use their parking lot for several years.

Executive Session: None

Adjourn: Commissioner Ledford motioned to adjourn at 7:41p.m, Commissioner Jernigan seconded, and the motion passed unanimously.

Bruce Henry, Chairman

Sheila Jefferson, Clerk

Consent Agenda – Item 2:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: October 7, 2024

Subject: Approval of Check Register

Summary:

A check register will be generated by the finance department on the meeting day for signature and approval to process the checks.

Background:

Cost: \$0

Recommended Motion:

Approve processing of check #'s: **72065-77421**

Public Hearing 1:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: November 4, 2024

Subject: Nelson Rd Private Drive Subdivision

Summary: Private Drive subdivision of Nelson Rd. The applicant is requesting a two-lot 51.6 acre, private drive subdivision of Nelson Road.

Background: The Planning and Zoning Board voted to recommend the private drive subdivision with a 4-0 vote

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: DAN M. MAULDIN, JR. AND MARY MAULDIN
 DEED RECORD: D.B. 456, p. 224
 PLAT RECORD: P.B. 9, p. 715
 TAX RECORD: TAX PARCEL 044 084 001

THE PLAT CLOSURE ACCURACY FOR TRACT A IS 1 FOOT IN 257,158 FEET.
 THE PLAT CLOSURE ACCURACY FOR TRACT B IS 1 FOOT IN 559,554 FEET.

FIELD DATA WAS COLLECTED USING A TOPCON GMS2 TOTAL STATION AND A JAVAD TRIUMPH+LS-DUAL-FREQUENCY RTK GNSS RECEIVER REFERENCEING THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN JULY 2024.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13159C0225E FOR JASPER COUNTY, GEORGIA DATED 10-13-22.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83 (2011).

LEGEND			
●	OPEN-TOP PIPE FOUND	P.O.B.	POINT OF BEGINNING
○	SOLID ROD (REBAR) FOUND	P.O.R.	POINT OF REFERENCE
○	1/2" SOLID ROD (REBAR) SET	NOF	NOW OR FORMERLY
⊙	BEARING CHANGE (NO PIN SET)	D.B.	DEED BOOK
⊙	SURVEYOR'S TRAVERSE NAIL SET	P.B.	PLAT BOOK
⊙	SURVEYOR'S PIN NAIL SET	LL	LAND LOT
○	POWER POLE	OTF	OPEN-TOP PIPE
○		CMF	CONCRETE MON. FD
—			
B	LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.		
B	BLUE PAINT	TP	STEEL TEE POST
W	WHITE PAINT	HW	HOG WIRE
Y	YELLOW PAINT	BW	BARBED WIRE
R	RED PAINT	CL	CHAIN LINK
—	PROPERTY BOUNDARY		
—	OVERHEAD POWER		
—	EASEMENT		
—	ADJOINING PROPERTY LINE		
—	CREEK OR SHORELINE		
—	ASPHALT PAVEMENT		
—	EDGE OF DIRT/GRAVEL		
■	BUILDING HATCH	■	GRAVEL

JASPER COUNTY PLANNING & ZONING COMMISSION:

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF JASPER COUNTY, ALL REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAT WAS GIVEN APPROVAL BY THE JASPER COUNTY PLANNING AND ZONING COMMISSION. THIS APPROVAL SHALL BE CONTINGENT UPON AND SUBJECT TO FULFILLMENT OF THE REQUIREMENTS OF JASPER COUNTY ALONG WITH THE COMPLETION OF THE PROVISIONS FOR WATER SUPPLY, SEWERAGE AND DRAINAGE IMPROVEMENTS NECESSARY FOR THE ORDERLY COMPLETION OF THIS SUBDIVISION AND IN ACCORDANCE WITH JASPER COUNTY REGULATIONS.

BY: _____ DATE _____
 THE JASPER COUNTY P. & Z. COMMISSION OR ITS DESIGNEE

HEALTH DEPARTMENT CERTIFICATION:

JASPER COUNTY HEALTH DEPARTMENT APPROVES THIS PRELIMINARY PLAT AS PRESENTED. A LEVEL 3 SOIL SURVEY WILL BE REQUIRED FOR TRACT A AT THE TIME OF HOUSE PERMITTING.

David Mercer, Jasper County Health Dept. _____ Date _____

OWNER CERTIFICATION:

State of Georgia, County of Jasper
 The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that all state, city, and county taxes or other assessments now due on this land have been paid in full.

Dan Mauldin
 _____ Date _____
 OWNER: 01VPP00615

PROJECT DEVELOPMENT NOTES:

CURRENT ZONING CLASSIFICATION FOR THIS SITE IS AG, AGRICULTURAL. THIS LAYOUT REFLECTS JASPER COUNTY REQUIREMENT FOR GREENSPACE CONSERVATION SUBDIVISION DESIGN.

TOTAL PROJECT AREA: 51.60 ACRES
 TOTAL LOTS: 2 LOTS

MINIMUM DWELLING SQUARE FOOTAGE 1,200 SQ. FT.

DESIGN STANDARDS FOR LOTS:
 MINIMUM LOT SIZE: 5.00 AC
 AVERAGE LOT SIZE: 25.8 AC
 MINIMUM FRONT YARD SETBACK: 80 FT
 MINIMUM SIDE YARD SETBACK: 30 FT
 MINIMUM REAR YARD SETBACK: 50 FT
 EASEMENT WIDTH: 60 FT

EXISTING CONTOURS SHOWN HEREON ARE SOURCED FROM NOAA LIDAR 2020 DATA. THE CONTOUR INTERVAL IS 2 FEET.

GRAVEL STREET WIDTH IS 16 FEET.

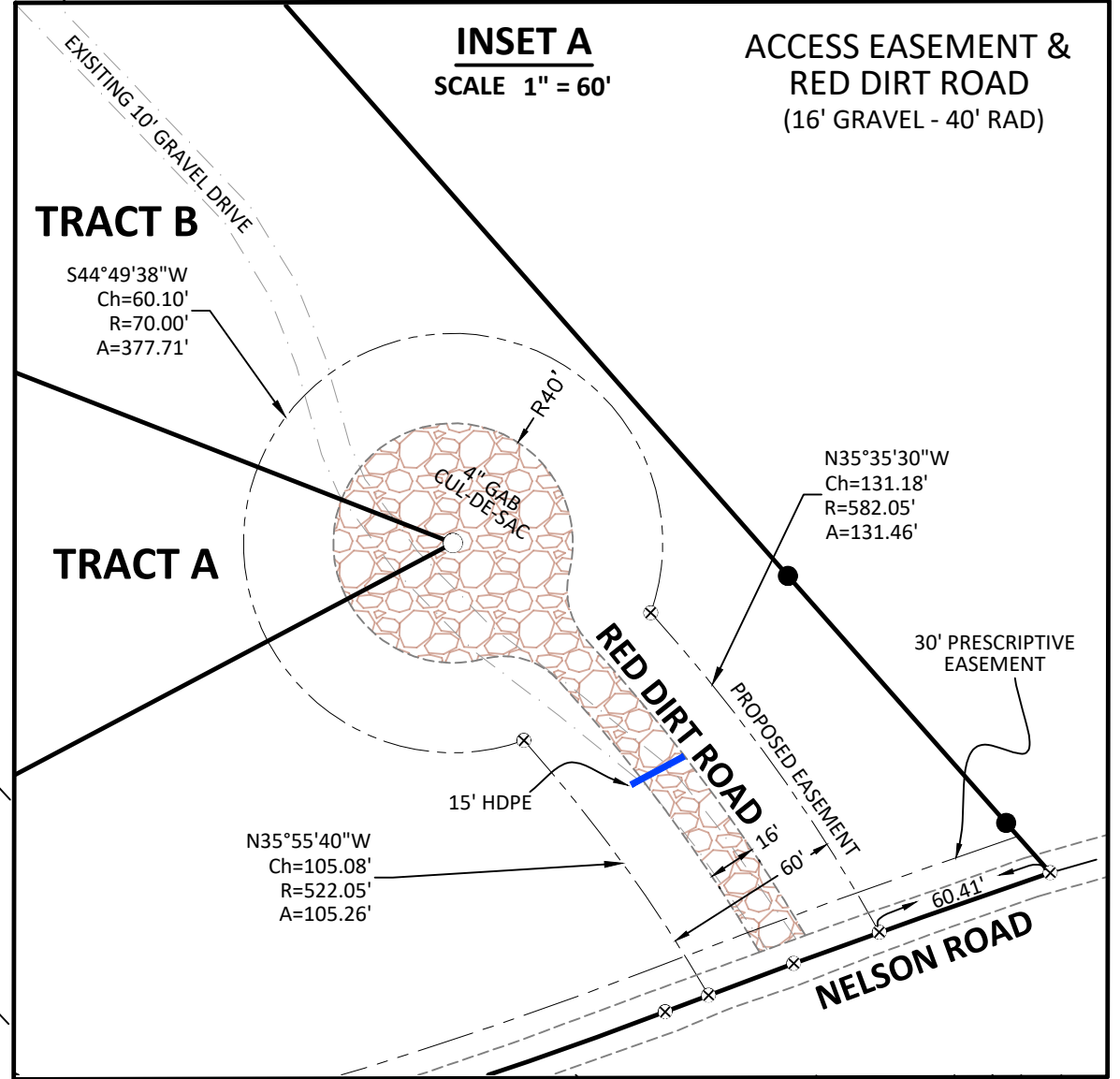
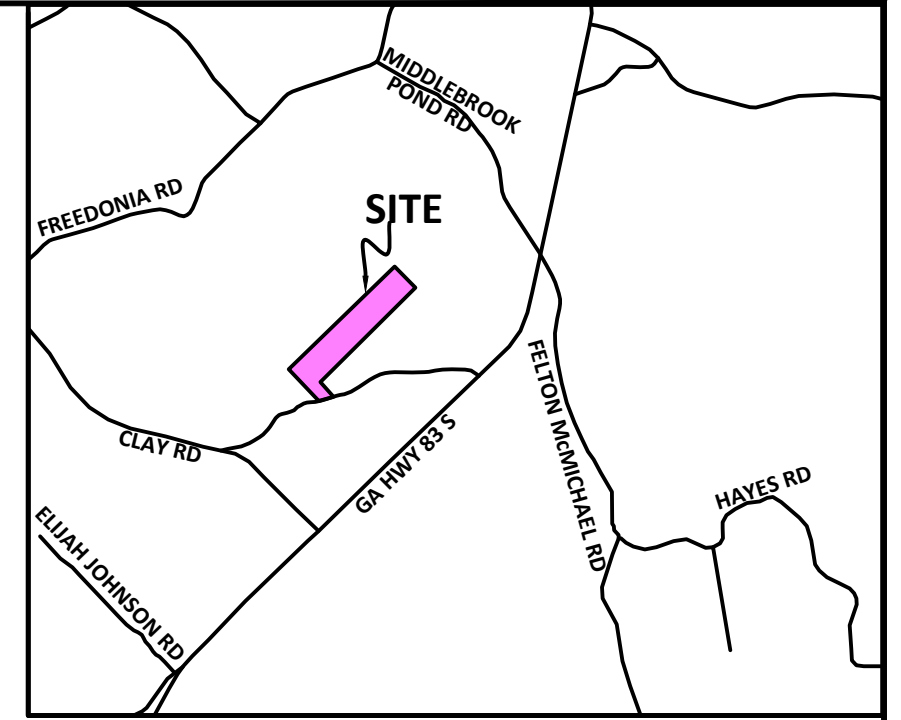
ROAD LENGTH:
 RED DIRT RD: 213 LF

WASTEWATER DISPOSAL FOR LOTS SHOWN HEREON IS PROPOSED TO BE PERMITTED THROUGH INDIVIDUAL ONSITE SEWAGE MANAGEMENT SYSTEMS PERMITTED TO INDIVIDUAL BUILDERS AT THE TIME OF CONSTRUCTION BY THE JASPER COUNTY HEALTH DEPARTMENT.

PUBLIC UTILITIES ARE PROPOSED AS FOLLOWS:
 WATER: PRIVATE WELLS
 SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
 ELECTRIC: CENTRAL GEORGIA EMC

DEVELOPER:
Dan Mauldin
 550 Nelson Rd
 Monticello, Georgia 31064
 Office Phone: 706-476-0313
 Contact: Dan Mauldin
 Email: dmmauldin@cloud.com

THE PROPERTY DEPICTED HERE REPRESENTS ALL OF THE APPLICANT'S OWNERSHIP AT THE SITE.

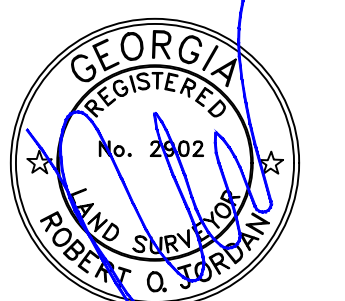


PRELIMINARY PLAT FOR DAN MAULDIN SUBDIVISION

LAND LOT 88 - DISTRICT 17
 GEORGIA MILITIA DISTRICT 373
 JASPER COUNTY, GEORGIA

0' 200' 400' 600'
 SCALE 1" = 200'
 AUGUST 15, 2024

THIS PRELIMINARY PLAT IS NOT TO BE RECORDED



Corporate License No. LSF 000768

JORDAN ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31064
 (706) 468-8999 www.jordan-eng.com

Engineering • Surveying • Soils • UAV Mapping

ARTICLE III. PRIVATE DRIVE SUBDIVISIONS

Sec. 105-60. Purposes and intent; application of certain uses and structures.

- (a) *Purpose and intent.* The purpose of the private drive subdivision development is to authorize, subject to certain standards, the development of residential subdivisions in which a street providing access to lots in the development is not dedicated to the public, but is held in common ownership by the owners of the lots. Private drives and streets are not maintained by the county. This development is only available in the AG (Agricultural) Zoning District.
- (b) *Principal uses and structures.* Principal uses and structures in private drive subdivisions are single-family detached residential dwellings permitted under the underlying zoning district.
- (c) *Accessory uses and structures.* Accessory uses and structures in private drive subdivisions are accessory uses permitted under the underlying zoning district.
- (d) *Conditional uses.* Conditional uses in private drive subdivisions are conditional uses as permitted under the underlying zoning district.

(Ord. of 6-21-2010, § 3.01)

Sec. 105-61. Property development standards.

Property development standards shall be as permitted under the underlying zoning district with the following exceptions:

- (1) No more than five lots shall be permitted in the subdivision.
- (2) Each lot must contain a minimum of five acres, and no further re-subdivision of lots within a private road subdivision shall be permitted.
- (3) The minimum floor area of the primary dwelling shall be 1,200 square feet.
- (4) Private drainage easements, drainage structures, ditches, and pipes shall be constructed to the same standards for public facilities permitted in the underlying zoning district, but shall be maintained in perpetuity by the landowner or by a mandatory homeowner association.
- (5) No lot in a private drive subdivision shall have direct access to a public street.
- (6) The design and construction of private drives shall comply with the following minimum requirements:

Surface Type	Minimum	Minimum	Minimum	Maximum	Aggregated	Minimum	Notes
Gravel	60 feet	16 feet	4 feet	14%	4" minimum	N/A	AG
Asphalt	60 feet	16 feet	4 feet	17%	4" minimum	1½" E-Mix	AG

Private drives shall have a maximum length of 2,000 feet, unless otherwise approved by the director. The termination of any private drive shall include a cul-de-sac turnaround area with a minimum outside radius of 40 feet.

-
- (7) The private street easement shall be a cross-easement granting access to all lot owners and any other contiguous property that requires access to such street in order to access a public street adjacent to the property developed as a private drive subdivision.
 - (8) Building setbacks are measured from the adjacent side of the private street easement line.
 - (9) Gated entrances will be allowed only if the gate restricting access to the public provides adequate space outside the public right-of-way to provide for queuing of at least two standard vehicles in addition to a turnaround area.
 - (10) Gated communities must provide approved access by emergency vehicles.
 - (11) All streets within private drive subdivisions must provide approved street name signs and traffic control signs, and lots within the private drive subdivision shall display approved street numbers. No street within any private road subdivision may be connected to a private street within another private road subdivision.
 - (12) A 50-foot non-buildable buffer shall be maintained around the perimeter of the subdivision.
 - (13) A 100-foot non-buildable buffer shall be maintained adjacent to existing public streets that abut the subdivision.
 - (14) The minimum lot width at the building line shall be 200 feet. Setbacks shall be the same as otherwise required in the AG district.
 - (15) Streets, roadside ditches, cross-drain pipes, and required stormwater management facilities shall be maintained entirely by either the individual homeowners or a homeowners' association. Protective covenants containing provisions for maintenance of all installed subdivision improvements shall be included, and such shall be in a form satisfactory to the county planning commission; such protective covenants shall be submitted for approval to the county planning commission and upon its approval, recorded in the clerk of superior court office. Other drainageways, drainage structures, lakes, and dams may be maintained by either a homeowners' association or the individual homeowners; provided, however, that such responsibility for maintenance must be specified in the protective covenants.
 - (16) All other provisions applicable to the AG district shall apply to all private drive subdivisions except where in conflict with the provisions of this section.

(Ord. of 6-21-2010, § 3.02)

Sec. 105-62. Compliance with other standards required.

- (a) Except as otherwise herein expressly provided, the owner must comply with all other provisions of the county development standards.
- (b) The final subdivision plat must be certified by a state-registered land surveyor, state-certified landscape architect, or a registered professional engineer, together with all other certifications otherwise required for other subdivisions constructed pursuant to other sections of this article under the applicable provisions of this chapter. The engineering certification shall certify that the roads and other improvements within the subdivision comply in all respects with the requirements of this article and other requirements of this chapter applicable thereto.
- (c) All surety requirements otherwise provided for the installation of improvements shall also apply to subdivisions under this article.

(Ord. of 6-21-2010, § 3.03)

Secs. 105-63—105-82. Reserved.

Business Item 1:
Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: November 4, 2024

Subject: Nelson Rd Private Drive Subdivision

Summary: Mr. Mauldin is requesting a two-lot 51.6 acre, private drive subdivision of Nelson Road. He intends to gift his son 5 acres to build a home on family land. Mr. Mauldin did not have enough road frontage to subdivide his 51.6 acres.

Background: The Planning and Zoning Board voted to recommend the private drive subdivision with a 4-0 vote

Cost: N/A

Recommended Motion: Board Discretion

Public Hearing 2:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: November 4, 2024

Subject: Public Hearing for an Ordinance amendment to Part II, Code of Ordinances which includes Chapter 8 section 8-31(b) short-term vacation rental overlay license limitation. Updating the total number of short-term rental licenses.

Summary: A public hearing was advertised prior to the BOC voting to reopen the short-term rental application period.

Background: The Planning and Zoning Board voted to table the ordinance amendment with a 4-0 vote.

Business Item 2:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: November 4, 2024

Subject: Ordinance amendment to Part II, Code of Ordinances which includes Chapter 8 section 8-31(b) short-term vacation rental overlay license limitation.

Summary: The BOC voted to reopen the short-term rental application period after the ordinance change was advertised.

Background: The Planning and Zoning Board voted to table the ordinance amendment with a 4-0 vote.

Cost: N/A

Recommended Motion: Table

Public Hearing 3:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: November 4, 2024

Subject: Public Hearing for an Ordinance amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-48-Conventional zoning districts. Removing R-R and updating the density for RES zoning.

Summary: BOC voted on May 6, 2024, to change the density requirements in the RES zoning.

Background: The Planning and Zoning Board voted to recommend the ordinance amendment with a 4-0 vote.

Sec. 119-48. Conventional zoning districts.

In order to carry out the intent and purpose of this chapter, the county is divided into the following zoning districts:

Abbreviation	Name	Density (Minimum Lot Size)
AG	Agricultural	5 acres (5 acre)
R-R	Rural Residential — Low Density	3 acres
RES	Single-Family Residential	2 5 acres (5 acre)
RES in Conservation Subdivision	Single-Family Residential	5 acres (3 acres)
O-I	Office-Institutional	1.2 acres/10,000 sq. ft.**
C-1	Neighborhood Commercial	1.2 acres/5,000 sq. ft.**
C-2	General Commercial	1.2 acres
M	Manufacturing	1.2 acres

*=With public water or sewer as approved by the county health department

**=Must have public water and sewers

(Ord. of 7-20-2009, § 4; Ord. of 11-7-2022, § XII; Ord. of 3-6-2023, § III)

Business Item 3:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: November 4, 2024

Subject: Ordinance amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-48-Conventional zoning districts. Removing R-R and updating the density for RES zoning.

Summary: BOC voted on May 6, 2024, to change the density requirements in the RES zoning.

Background: The Planning and Zoning Board voted to recommend the ordinance amendment with a 4-0 vote

Cost: N/A

Recommended Motion: Board Discretion

Business Item 4:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: November 4, 2024

Subject: Short-Term Rental Application opening period.

Summary: BOC should set the timeframe for accepting applications for short-term rentals.

Background: BOC voted to open up accepting short-term rental applications at the October 7, meeting.

Cost: N/A

Recommended Motion: Board Discretion.

Business Item 5:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: November 4, 2024

Subject: Appointment to Planning and Zoning Board

Summary:

Planning and Zoning has one board opening which the term expired in September 2024.

Staff has advertised the position.

The Board of Commissioners needs to appoint a citizen to fill the expiring term. The current seat is filled by Mr. Bill Nash who is applying for reappointment. The only application received for the position was Mr. Nash's.

Background:

The Planning and Zoning Board is a 5 member board with 3-year terms.

Cost:

Recommended Motion: Board Discretion

JASPER COUNTY BOARD OF COMMISSIONERS



126 W. Greene St. Ste. 18, Monticello, GA 31064
706-468-4900
www.jaspercountygga.org

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: **William H. (Bill) Nash, Jr.** Home Phone: **NA**
Address: Work Phone: **NA**
Monticello, GA 31064 Cell Phone:
Occupation: **Retired** Email:

I would like to apply for appointment to the following Board, Committee, or Authority:

Planning and Zoning Board

How long have you been a resident of Jasper County?

2015 present

Which Jasper County district do you live in?

 (1) (2) X (3) (4) (5)

What qualifications, experience, and certifications do you possess that should be considered for the Board, Committee, or Authority you are seeking appointment on?

I have served on the P&Z Board since 2021. I hold certificates in Planning & Zoning 101 & 102 Workshops conducted by UGA's Carl Vinson Institute of Government and attended the 2024 Summer Conference of the Georgia Association of Zoning Administrators. I have contributed to several ordinance revisions that were passed by the BOC including those re: Signage, Use Table, and Setback definition. I am a retired architect, with more than 40 years' experience with building code compliance, building and site development design, and zoning compliance. I bring an understanding of both the benefits and the consequences of government regulation.

Are you currently serving on another Board, Committee, Authority or elected position?

 X Yes NO If Yes, please list.

Jasper County Public Facilities Authority

Have you, since the age of 18, ever been convicted of a felony? Yes No

Would there be any possible conflict of interest between your employment, your family, or your serving on the Board, Committee, or Authority you are seeking appointment on?

Yes NO If Yes, please explain.

I am the Pro Bono Project Manager for Clark Nexsen, the Architect for the Jasper County Community Food Bank. If issues related to this project come before Planning and Zoning Board, I would recuse myself from those issues.

What is your vision for the county's future in relation to the Board, Committee, or Authority you are seeking appointment on?

We cannot prevent change. Jasper County is today a mostly rural place, but there are signs of growth coming. I see it in increasing traffic and increasing home building; increasing commercial development is sure to follow. I believe Jasper County should anticipate and proactively manage growth rather than wonder in 20 years "what happened?" Now is the time to consider zoning, permitting, and development policies that can help Jasper County be what its citizens want it to be.

Explain your understanding of the duties of this Board, Committee, or Authority:

I understand that the Planning & Zoning Board's most visible duties are related to:

- **Considering zoning change or variance requests vs. the county's adopted zoning map and the comprehensive land use plan for requested pieces of property,**
- **Reviewing proposed subdivision plats, and**
- **Making related recommendations to the Board of Commissioners. I understand that the meetings of the Planning and Zoning Board are subject to Georgia's Open and Public Meetings Act.**

I understand that, by Code of Ordinance, "The comprehensive land use plan shall be reviewed periodically, and shall be reviewed annually by the planning and zoning commission, which shall recommend to the board of commissioners such changes as may be necessary or appropriate."

I understand that the county Planning and Zoning Department administratively handles business licenses, construction and land disturbance permits, subdivision plat reviews, code compliance inspections and enforcement, and sign permits.

Briefly explain why you seek appointment to this Board, Committee, or Authority:

See "Vision" two paragraphs above.

Are you in any way related to a County Elected Official or County Employee? If so, please describe.

No

If appointed, I agree to serve and participate in required and or voluntary training. Yes No

Signature

Application Date

***This application should be submitted to the Jasper County Board of Commissioners,
Attn: Sheila Jefferson, County Clerk. Any additional information may be included on a
separate page.**

***NOTE: Information provided on this form is subject to disclosure as a public record under Georgia
Open Records Law.***

Business Item 6:

Agenda Request – Jasper County BOC

Department: Roads and Bridges

Date: November 4, 2024

Subject: Additional 2024 LMIG Funding – Murder Creek Church Rd Resurfacing Bid Submittals

Summary:

Project Scope:

Murder Creek Church Rd – Full Depth Reclamation and Resurfacing
.70 Miles Section from Marben Farm Road southward to 30’ past the Brooke Ager Discovery Center parking area at the Charlie Elliott Wildlife Center

Bids Received:

Atlanta Paving	\$351,249.36
Blount Construction	\$294,229.59
East Coast Grading	\$408,804.75
MHB Paving	\$352,254.25
Pittman Construction	\$346,784.40
ShepCo Paving	\$359,345.49

Background:

Jasper County BOC requested funding support from GDOT for resurfacing the road section of Murder Creek Church Rd that serves as the gateway to the Charlie Elliott WMA in Northern Jasper County. GDOT has committed the lesser amount of \$245,000 or 70% of the project cost. GDOT will fund this project as a reimbursement funding.

Cost:

Estimated Final Cost

Contractor Bid	\$ 294,229
Engineering	\$ 2400
Estimated Total	\$ 296,629
GDOT Reimbursement Rate	x 70%
Estimated GDOT Reimbursement Amount	\$ 207,640
Estimated Final Cost to County	\$ 88,989

Final Cost estimate and GDOT reimbursement estimate based on award to low bidder and estimated final engineering costs.

Recommended Motion:

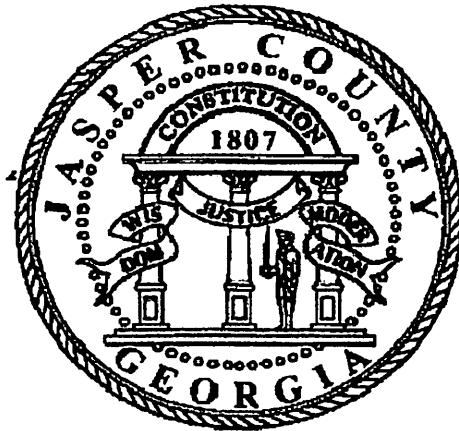
Motion to approve the bid from Blount Construction in the amount of \$294,229.59 for the FDR Project of .70 miles of Murder Creek Church Rd as presented.

LMIG PAVING PROJECT:

Murder Creek Church Road

INVITATION TO BID

JASPER COUNTY, GEORGIA



Issued on October 1, 2024

Jasper County Murder Creek Church Road Resurfacing Scope of Services

Jasper County is accepting bids for 0.70 mile of FDR and asphalt resurfacing of Murder Creek Church Road to be funded through the 2024 Georgia Department of Transportation (GDOT) Local Maintenance and Improvement Grant (LMIG) program. The owner reserves the right to modify the scope after award based on bid amounts and project budget.

Project Scope Summary

LMIG Resurfacing Project

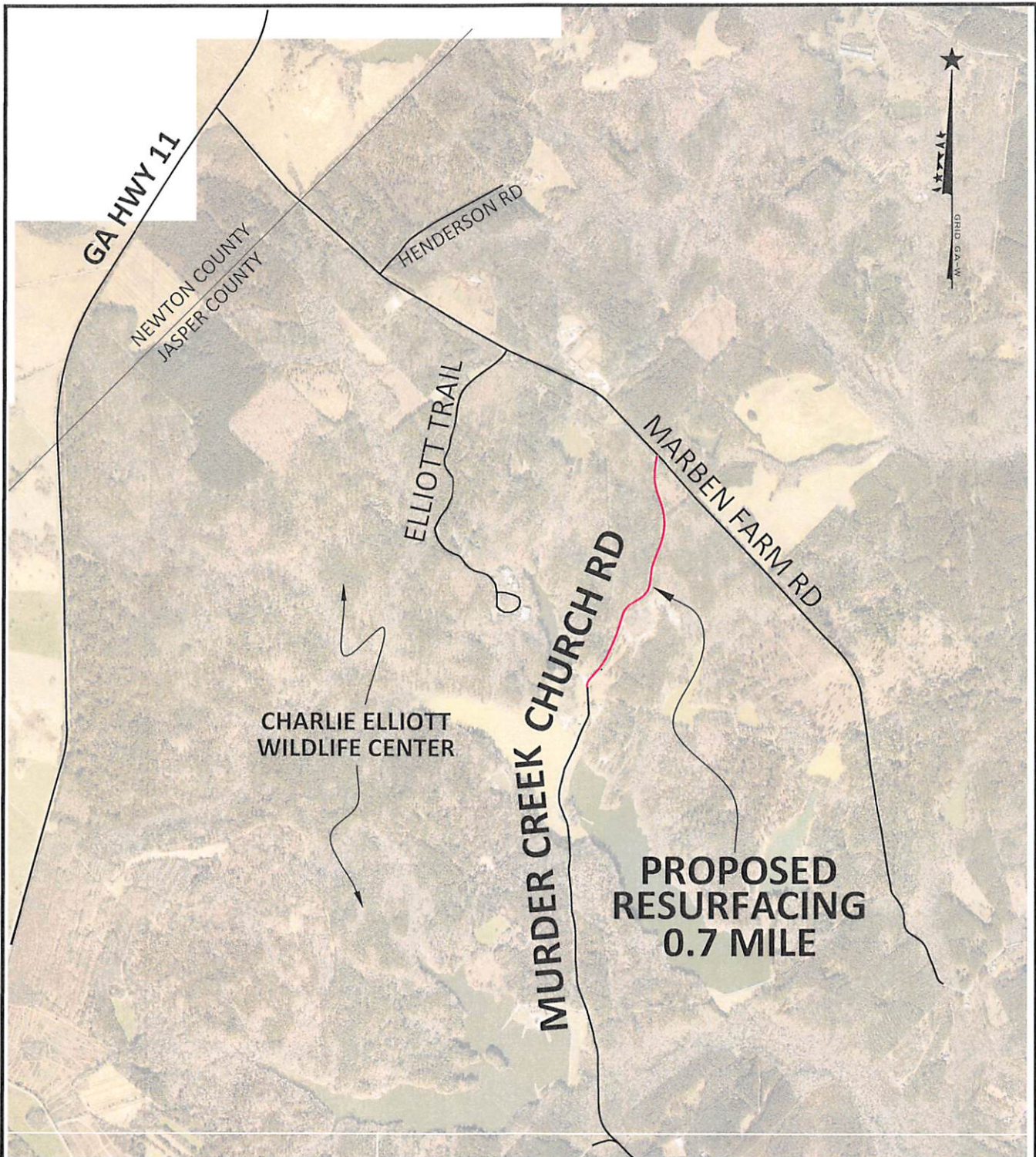
Project	Location	Width	Length	Scope Summary
Murder Creek Church Road FDR and resurfacing	Murder Creek Church Road from Marben Farm Road southward 0.70 mile to 30' past the Brooke Ager Discovery Center parking area at Charlie Elliott Wildlife Center	Existing: 20-22 feet variable Proposed: 22 feet	0.70 mile	Full-depth reclamation (FDR) 8 inches deep by 22 feet wide with two-inch asphalt overlay 22 feet wide, lane and centerline striping, shoulder building, grassing, traffic control, and other supporting tasks.

Project Narrative and Scope

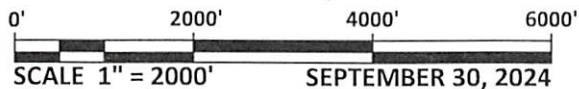
Jasper County proposes to improve and resurface 0.70 mile of Murder Creek Church Road, beginning at Marben Farm Road and extending southward for 0.70 mile to just past the parking area for the Brooke Ager Discovery Center at the Charlie Elliott Wildlife Center. The improvements will consist of 22-foot-wide, 8-inch deep, full-depth reclamation (FDR) with a Portland cement loading rate of 50 lbs per square yard; installation of a 22-foot-wide, 2-inch-thick asphalt overlay (220 lb/sy); thermoplastic double yellow centerline striping and thermoplastic white edge lane striping placed with the centerline of the white stripe 12 inches from the edge of the new asphalt pavement; installation of a 24-inch-wide stop bar at the northern end of the road; shoulder building and permanent shoulder grassing; traffic control; and other associated tasks required to complete the project.

The existing pavement width varies from 20 to 22 feet with asphalt deterioration at the edges narrowing the road in a few spots. Prior to initiating the reclamation, the Contractor shall strip grass, topsoil, or other debris from the edges of the road at locations where the existing pavement is less than 22 feet wide.

Following the asphalt overlay, shoulders shall be backfilled and/or smoothed as necessary to provide a solid shoulder, and permanent grassing shall be established on the disturbed shoulder. Asphalt tapers and/or transitions to existing paved and unpaved driveways or other paved areas shall be installed to create smooth transitions to the drives from the new pavement surface. A smooth transition shall also be installed on the west side of the new paving where the road fronts on the existing parking area at the south end of the project.



JASPER COUNTY REQUEST FOR
MURDER CREEK CHURCH RD
CHARLIE ELLIOT WILDLIFE CENTER
 JASPER COUNTY, GEORGIA



144 N. WARREN ST. MONTICELLO, GA 31064
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*Board of Commissioners
of Jasper County*

Sheila Jones District 1
Bruce Henry District 2 Chair
Don Jernigan District 3
Asher Gray District 4
Steven Ledford District 5 Vice Chair

Courthouse
126 West Greene Street, Suite 18
Monticello, GA 31064
Phone (706)468-4900 Fax (706)468-4942

Mike Benton
County Manager

June 14, 2024
Georgia Department of Transportation
Office of Local Grants
600 West Peachtree Street, N.W.
Atlanta, Georgia 30308

Re: Jasper County Request for Funding Assistance to Resurface a Section of Murder Creek Church Rd

Please accept this letter from the Jasper County Board of Commissioners as a formal request for state funding assistance to resurface a section of Murder Creek Church Rd in Jasper County.

The County proposes resurfacing the section of Murder Creek Church Rd that serves as the gateway to the Charlie Elliott WMA in Northern Jasper County. The improvements will include full depth reclamation, resurfacing, striping, shoulder building and grassing.

The .7 miles section of Murder Creek Church Rd that funding assistance is requested for begins at Marben Farm Rd and extends past the Charlie Elliott Brooke Ager Discovery Building.

As you know, the Georgia Department of Natural Resources is currently underway with the project of improving the existing primitive campground in Charlie Elliott and turning it into a full service campground. The only access to the Charlie Elliott WMA campground is by traveling Murder Creek Church Rd.

Murder Creek Church Rd being the gateway to the Charlie Elliott WMA, Jasper County Board of Commissioners are requesting 70% funding assistance with Jasper County matching with 30%.

Estimated total cost for the .7 miles road project is \$ 350,000.00. Based on this estimated total project cost of \$350,000, GDOT's 70% funding would equate to \$245,000 and Jasper County's 30% cost would equate to \$105,000. Find attached a project summary and map of the road section to be resurfaced.

Jasper County would engage an engineering firm to develop an invitation to bid and oversee the bid and construction process. Final cost would be determined by the awarded best lowest bid.

Thank you for your consideration of this funding request,



Mike Benton
County Manager
Jasper County Board of Commissioners

**RESURFACING FUNDING REQUEST FOR MURDER CREEK CHURCH RD
THE GATEWAY TO THE CHARLIE ELLIOTT WMA - PROJECT SUMMARY**

ROAD NAME	BEGINNING	ENDING	LENGTH	DESCRIPTION OF WORK	PROJECT COST	PROJECT SCHEDULE
MURDER CREEK CHURCH RD	MARBEN FARM RD	CHARLIE ELLIOTT BROOKE AGER DISCOVERY BUILDING	.7mi	FULL DEPTH RECLAMATION, ASPHALT SURFACING, STRIPING, SHOULDER WORK AND GRASSING	\$ 350,000	2024



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 26, 2024

The Honorable Bruce Henry, Chairman
Jasper County Board of Commissioners
126 West Greene Street, Suite 18
Monticello, Georgia 31064

RE: Funding assistance for resurfacing a section of Murder Creek Church Road

Dear Chairman Henry:

The Department has approved the County's funding assistance request for resurfacing a section of Murder Creek Church Road. The Department will commit up to **\$245,000** or **70%** of the project cost, whichever is less. The project will be funded out of the Department's Local Maintenance & Improvement Grant (LMIG) Program. These funds will be in addition to any other LMIG funds allocated to the County. Failure to begin the project before December 30, 2025, might result in the cancellation of funds.

To receive the funds, please submit the following items:

1. LMIG Application (see attached)
2. Low bid tabulation

Please submit required information to wwright@dot.ga.gov or the address below:

Georgia Department of Transportation
Office of Local Grants – 17th Floor
One Georgia Center
600 West Peachtree Street NW
Atlanta, Georgia 30308

If you have any questions, please feel free to contact me at 404-347-0231 or wwright@dot.ga.gov.

Sincerely,

Bill Wright

Digitally signed by Bill Wright
DN: cn=Bill Wright, email=wwright@dot.ga.gov,
ou=GDOT, ou=Local Grants Office,
c=US
Date: 2024.06.27 14:49:10-0400

Bill Wright
Local Grants Administrator

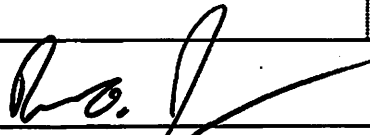
Jasper County

2024 Murder Creek Church Road Resurfacing Project

Bid Summary

Bid Opening at 2pm on 10/29/24 in the commissioners meeting room
 Jasper County Courthouse

	<u>Bidding Company</u>	<u>Bid Bond or Cashiers Check?</u>	<u>Total Bid</u>
1	ATLANTA PAVING	✓	\$ 351,249.36
2	BLOUNT	✓	\$ 294,229.59
3	EAST COAST GRADING	✓	\$ 408,804.15
4	M H B PAVING	✓	\$ 352,254.25
5	PITMAN CONSTRUCTION	✓	\$ 346,284.40
6	SAFRO PAVING	✓	\$ 359,345.49
7			\$
8			\$
9			\$
10			\$

Bids opened by: 

Summary recorded by: 

BLOUNT

BID TABULATION (Page 1 of 2)
Jasper Co LMIG Paving Project – Murder Creek Church Road

**Murder Creek Church Road (0.70 mi):
Full-Depth Reclamation and Overlay**

Bidding Company:

BLOUNT

Item	Description	Qty	Unit	Unit Price	Amount
1	Mobilization, bonding, traffic control, misc.	1	LS	\$8,039.14	\$ 8,039.14
2	Traffic control, signage, staking, marking, etc.	1	LS	\$25,018.05	\$ 25,018.05
3	Full-depth (8") reclamation of base	9035	SY	\$ 6.92	\$ 62,522.20
4	Portland cement (type 1 or 2) application rate 50 lb/sy; this item includes prime coat as applicable	226	TN	\$ 240.06	\$ 54,253.56
5	Asphalt overlay: 12.5 mm Superpave recycled asphalt 2" thickness (220 lb/sy)	994	TN	\$ 121.91	\$ 121,178.54
6	Grading complete (shoulder building both sides)	0.70	MI	\$17,688.72	\$ 12,382.10
7	Temporary and permanent grassing	0.7	AC	\$ 6,877.50	\$ 4,814.25
8	Thermoplastic single white 5" edge lane traffic stripe	1.40	MI	\$ 2,100.00	\$ 2,940.00
9	Thermoplastic double yellow 5" centerline traffic stripes	0.70	MI	\$ 4,200.00	\$ 2,940.00
10	Thermoplastic 24" stop bar (1 ea)	9	LF	\$ 15.75	\$ 141.75

TOTAL LUMP SUM COST – ENTIRE PROJECT \$ 294,229.59

Total Lump Sum Bid Amount (written out):

two-hundred ninety-four thousand, two-hundred twenty-nine dollars
and fifty-nine cents.

Note 1 -- Jasper County reserves the right to modify the length of the project through a properly executed change order due to funding and budget available for this project.

Note 2 – Follow GDOT Standard Specifications for Construction of Transportation Systems Sections 150, 301 (specifically subsections 301.3.03 and 301.3.05), 400, 653, and others as applicable.



Mr. Mike Benton, County Manager
Jasper County Board of Commissioners
126 W. Greene Street
Monticello, Georgia 31064

October 29, 2024

Re: Contractor recommendation for Murder Creek Church Road resurfacing project

Dear Mr. Benton:

Jasper County received six bids for the Jasper County 2024 Murder Creek Road full-depth reclamation and resurfacing project. The lowest bid for the work was submitted by Blount Construction Company, Inc. in the amount of \$294,229.59. The next lowest bid was received from Pittman Construction Company and was about \$52,500 higher. I checked the bid tabulation math and found no errors. Their bid forms and bid bond were appropriately signed and notarized.

Blount Construction Company successfully completed a section of the Post Road FDR and resurfacing project for Jasper County in 2017 and successfully completed resurfacing of four smaller roads in northwest Jasper County in 2022. They are a well-known large paving contractor headquartered in Marietta, Georgia and have been in business since 1956. They are an approved Georgia DOT contractor. Based on my research and on the information provided in their bid, Blount appears to be an experienced and capable company.

Based on their status as low bidder and the other information I have summarized above, I recommend that the Jasper County Commission contract with Blount Construction Company, Inc. to complete the 2024 Murder Creek Church Road resurfacing project for a total contract amount of \$294,229.59. Blount Construction has verbally indicated they plan to begin work on or about November 20th, weather permitting, and pave before Thanksgiving.

Sincerely,
Jordan Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Robert O. Jordan", with a long, sweeping underline.

Robert O. Jordan, PE RLS

Business Item 7:

Agenda Request – Jasper County BOC

Department: Roads and Bridges

Date: November 4, 2024

Subject: 2025 LMIG Application and SPLOST Projects Recommendation

Summary:

Recommendations for 2025 LMIG Projects for the GDOT Application and 2025 SPLOST Projects

<u>Aikenton Road</u>	\$1,431,476
3.75 miles	
Full Depth Reclamation	
<u>Georgia Pacific Road</u>	\$ 366,956
1.45 miles	
Patch and Overlay	
<u>Miss Sarah Road</u>	\$ 89,667
.11 miles	
Patch and Overlay	
Total	\$1,888,099

Background:

2024 GDOT LMIG Amount	\$ 663,275
Required 30% County Match	\$ 198,982
Minimum 2024 LMIG Project Cost	\$ 862,257

2024 SPLOST revenues allocated to roads and bridges are averaging \$130,000 per month.

2025 GDOT LMIG	\$ 663,275
SPLOST FUND Projected Balance at 9-30-2025	\$ 1,560,000
Total	\$2,223,275

Road Improvement Planning Group

County Engineer – Robert Jordan
Public Works Director – Michael Walsh
County Manager – Mike Benton

Cost:

\$1,888,099
Funded by 2025 LMIG and 2024 SPLOST

Recommended Motion:

Approve 2025 LMIG Projects and 2024 SPLOST Projects as Presented

Jasper County 2024 LMIG

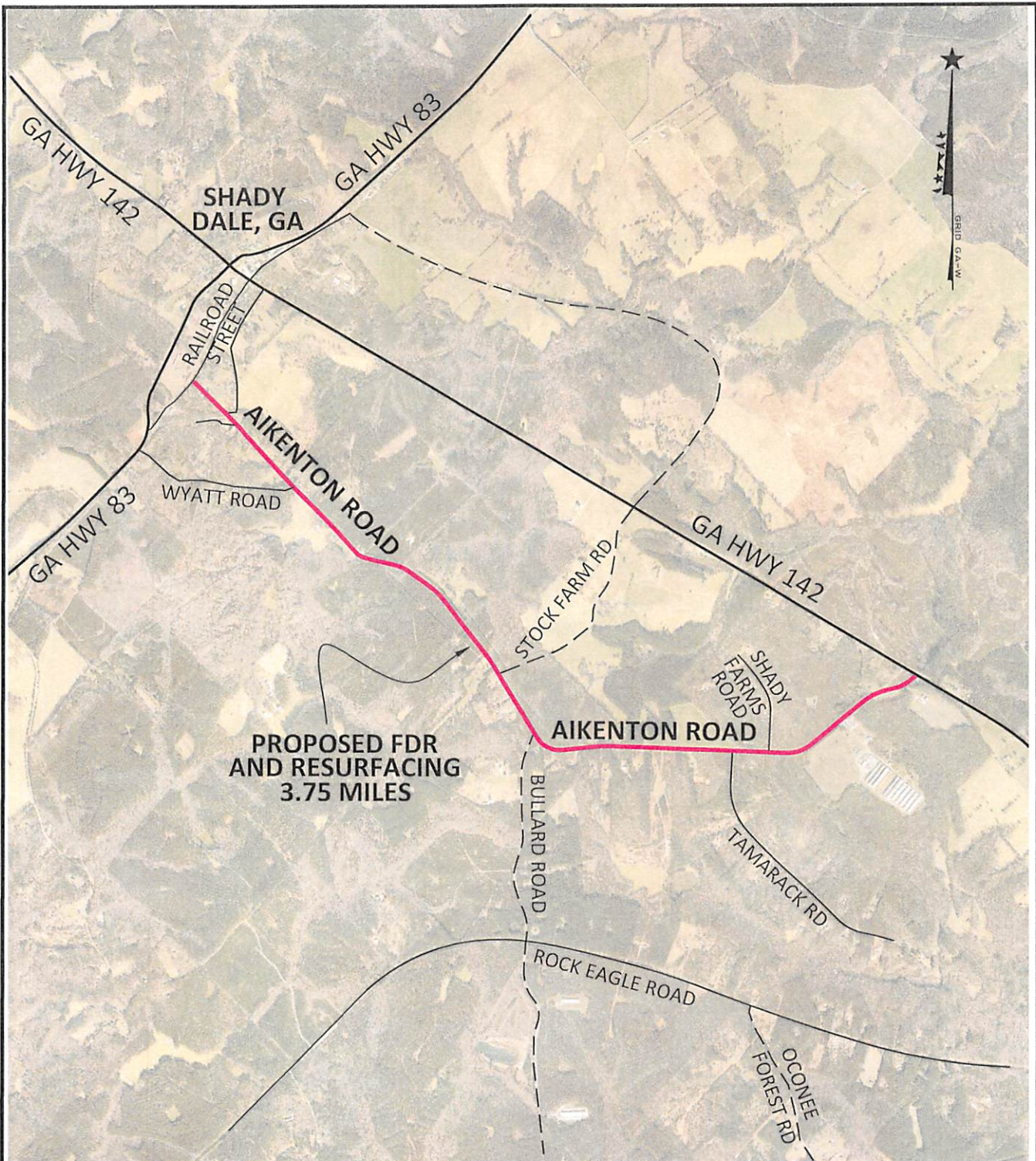
Engineer's Cost Estimate - Aikenton Road - FDR and overlay

PROJECT NAME	Aikenton Road	
PROJECT LOCATION	Jasper County	3.75 MILES
Estimate Date	10/24/24	FDR/overlay 22' pavement width
LMIG Grant Year	2025	

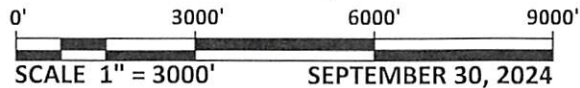
<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
1	Mobilization/Demob; project management; bonding; other misc items	1	LS	\$50,000.00	\$50,000.00
2	Traffic Control, signage, etc.	1	LS	\$45,000.00	\$45,000.00
3	Full-depth (8") reclamation of base	48400	SY	\$4.30	\$208,120.00
4	Portland cement (type 1 or 2) 50 lbs/sy (includes prime coat)	1210	TN	\$245.00	\$296,450.00
5	Asphalt overlay: 12.5 mm SP recycled asphalt 2" thickness (220 lb/sy)	5324	TN	\$129.00	\$686,796.00
6	Grading Complete (build 2' shoulder both sides of road)	3.75	LM	\$19,000.00	\$71,250.00
7	Temporary and permanent grassing	3.75	AC	\$7,000.00	\$26,250.00
8	Thermo Traffic Stripe 5 in white (edge)	7.50	LM	\$2,750.00	\$20,625.00
9	Thermo Traffic Stripe 5" yellow (dlb centerline)	3.75	LM	\$5,500.00	\$20,625.00
10	Thermo Stripe 24" (stop bar)	20	LF	\$18.00	\$360.00
11	Geotechnical testing and support	1	LS	\$6,000.00	\$6,000.00
Total Project Cost					\$1,431,476.00

cost per mile \$381,726.93

22'=wide, 8"-deep FDR with 2" asphalt overlay, striping, shoulders, and grassing.



SITE MAP FOR
**AIKENTON ROAD
 RESURFACING PROJECT**
 JASPER COUNTY, GEORGIA



144 N. WARREN ST. MONTICELLO, GA 31064
 (706) 468-8999 www.jordan-eng.com

Engineering • Surveying • Soils Classification

Jasper County 2024 LMIG

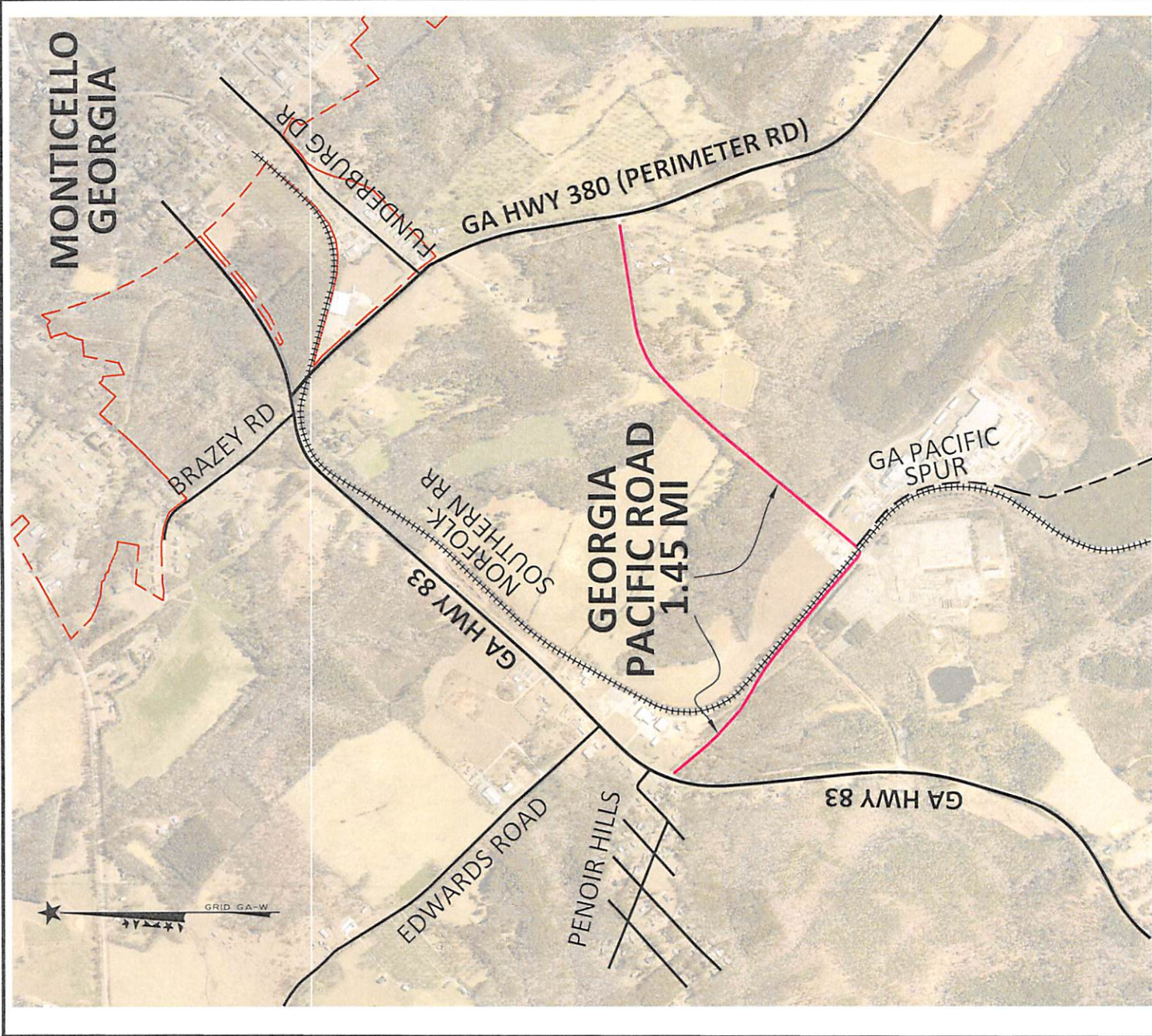
Engineer's Cost Estimate - Georgia Pacific Road - patch and overlay

PROJECT NAME	Georgia Pacific Road	
PROJECT LOCATION	Jasper County	1.45 MILES
Estimate Date	10/30/24	patch and overlay 21' pavement width
LMIG Grant Year	2025	

Item No.	Description	Quantity	Unit	Unit Price	Amount
1	Mobilization/Demob; project management; bonding; other misc items	1	LS	\$15,000.00	\$15,000.00
2	Traffic Control, signage, etc.	1	LS	\$50,000.00	\$50,000.00
3	Mill 4-inch depth and patch with 440 lb/sy of 12.5mm SP asphalt (9 locations totalling 1753 SY)	386	TN	\$102.00	\$39,372.00
4	Asphalt leveling course (85 lb/sy) including bitum, H lime, and tack coat 90.06 gal/sy) at one location 400' by 21' (933 SY)	40	TN	\$150.00	\$6,000.00
5	Asphalt overlay: 12.5 mm SP recycled asphalt 2" thickness (220 lb/sy)	1965	TN	\$107.00	\$210,259.28
6	Grading Complete (build 2' shoulder both sides of road)	1.45	LM	\$16,750.00	\$24,287.50
7	Temporary and permanent grassing	1.45	AC	\$5,250.00	\$7,612.50
8	Thermo Traffic Stripe 5 in white (edge)	2.90	LM	\$2,350.00	\$6,815.00
9	Thermo Traffic Stripe 5" yellow (dlb centerline)	1.45	LM	\$5,000.00	\$7,250.00
10	Thermo Stripe 24" (stop bar)	20	LF	\$18.00	\$360.00
Total Project Cost					\$366,956.28

cost per mile \$253,073.30

21'-wide patching and leveling with asphalt overlay, striping, shoulders, and grassing.



SITE MAP FOR
**GEORGIA PACIFIC ROAD
 RESURFACING PROJECT**
 JASPER COUNTY, GEORGIA



JORDAN
 ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31064
 (706) 468-8999 www.jordan-eng.com

Engineering • Surveying • Soils Classification

Jasper County 2024 LMIG

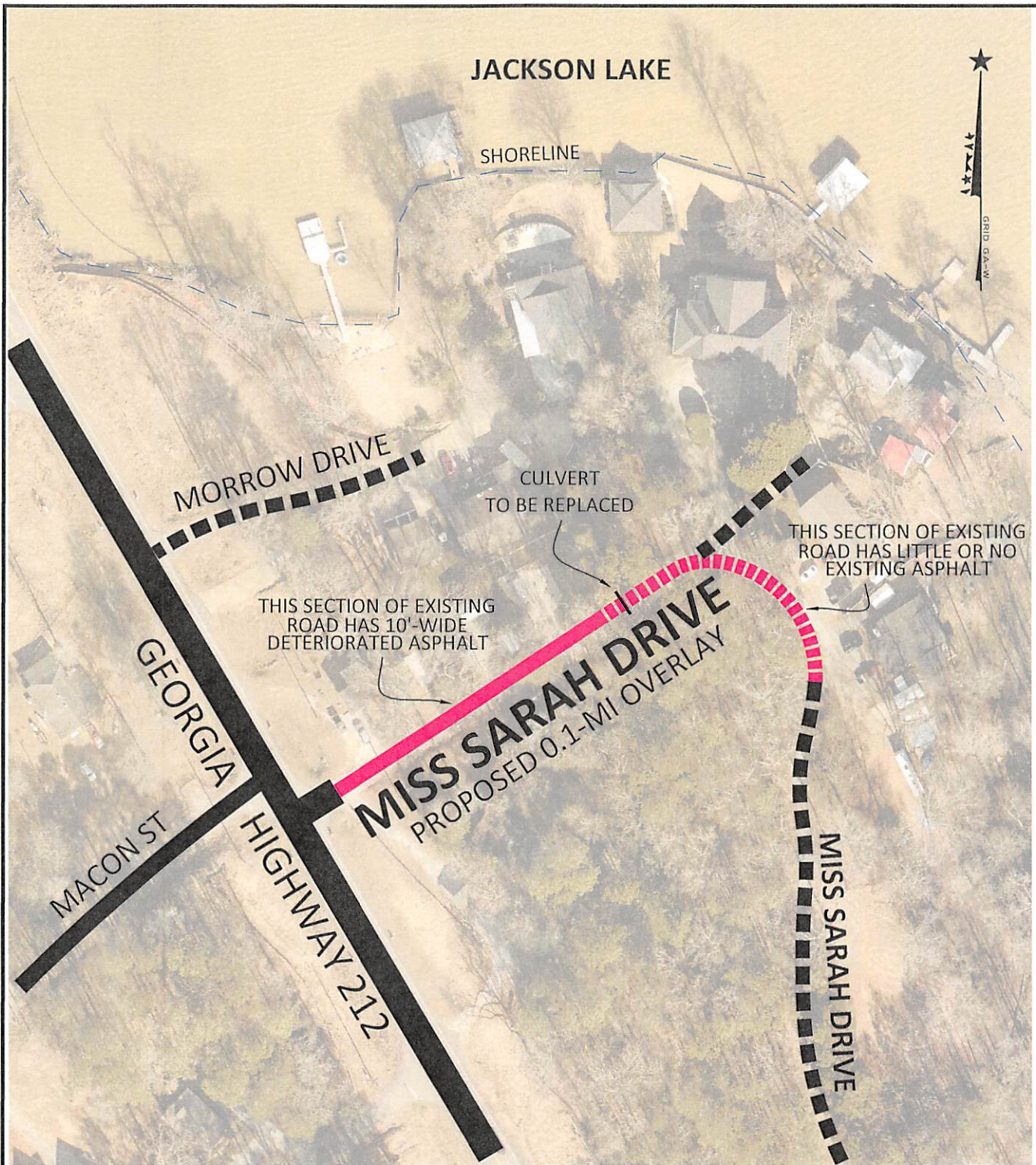
Engineer's Cost Estimate - Miss Sarah Road - patch and overlay

PROJECT NAME	Miss Sarah Road	
PROJECT LOCATION	Jasper County	0.11 MILE
Estimate Date	10/30/24	patch and overlay 10' pavement width
LMIG Grant Year	2025	

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
1	Mobilization/Demob; project management; bonding; other misc items	1	LS	\$10,000.00	\$15,000.00
2	Traffic Control, signage, etc.	1	LS	\$10,000.00	\$15,000.00
3	Mill 4-inch depth and patch with 440 lb/sy of 12.5mm SP asphalt 2 locations (totalling 20 SY)	5	TN	\$3,000.00	\$15,000.00
4	Grade, shape, and compact existing base material and shoulders (soil and GAB) and supplement GAB if required in some locations	1	LS	\$25,000.00	\$25,000.00
5	Remove existing 25' x 18" CMP culvert and replace with 25' x 24" aluminized CMP culvert	1	LS	\$7,500.00	\$7,500.00
6	Asphalt overlay: 12.5 mm SP recycled asphalt 2" thickness (220 lb/sy)	71	TN	\$130.00	\$9,228.27
7	Grading Complete (build 2' shoulder both sides of road)	0.11	LM	\$20,000.00	\$2,200.00
8	Temporary and permanent grassing	0.11	AC	\$5,250.00	\$577.50
9	Thermo Stripe 24" (stop bar)	9	LF	\$18.00	\$162.00
Total Project Cost					\$89,667.77

cost per mile \$815,161.52

10'-wide patching with asphalt overlay, shoulders, and grassing.



SITE MAP FOR
**MISS SARAH ROAD
 RESURFACING PROJECT**
 JASPER COUNTY, GEORGIA



144 N. WARREN ST. MONTICELLO, GA 31064
 (706) 468-8999 www.jordan-eng.com

Engineering • Surveying • Soils Classification

GDOT District	County	City	Total Mileage*	Population**	2023 LMIG Formula Amount	2024 LMIG Formula Amount	2025 LMIG Formula Amount
3	HOUSTON / PEACH	PERRY	133.01	23,538	\$ 252,362.56	\$ 297,106.12	\$ 311,412.36
3	HOUSTON / PEACH	WARNER ROBINS	351.69	82,175	\$ 840,646.89	\$ 919,864.25	\$ 946,512.70
4	IRWIN	(UNINCORPORATED)	461.38	6,130	\$ 556,763.87	\$ 600,090.86	\$ 613,926.69
4	IRWIN	OCILLA	35.54	2,996	\$ 61,904.31	\$ 66,161.61	\$ 62,874.04
1	JACKSON	(UNINCORPORATED)	607.76	45,209	\$ 931,111.25	\$ 1,011,140.79	\$ 1,037,991.59
1	JACKSON	ARCADE	18.98	1,934	\$ 32,938.17	\$ 34,944.75	\$ 35,639.93
1	JACKSON	COMMERCE	62.73	7,707	\$ 112,138.42	\$ 123,116.00	\$ 125,911.68
1	JACKSON	HOSCHTON	19.49	4,290	\$ 34,718.14	\$ 45,312.19	\$ 50,823.97
1	JACKSON	JEFFERSON	86.94	15,286	\$ 166,339.91	\$ 190,871.07	\$ 202,937.14
1	JACKSON	NICHOLSON	15.74	1,850	\$ 28,664.23	\$ 30,556.25	\$ 31,075.82
1	JACKSON	PENDERGRASS	6.57	1,758	\$ 8,241.11	\$ 18,692.05	\$ 19,058.14
1	JACKSON	TALMO	4.38	281	\$ 6,468.94	\$ 7,076.54	\$ 7,203.90
1	JACKSON / GWINNETT / BARROW / HALL	BRASELTON	41.75	14,855	\$ 124,349.16	\$ 141,078.82	\$ 143,851.91
2	JASPER	(UNINCORPORATED)	467.36	12,913	\$ 595,655.46	\$ 646,927.02	\$ 663,275.32
2	JASPER	MONTICELLO	23.11	2,751	\$ 41,940.72	\$ 44,401.93	\$ 45,841.24
2	JASPER	SHADY DALE	4.25	287	\$ 6,188.72	\$ 6,777.18	\$ 7,078.63
5	JEFF DAVIS	(UNINCORPORATED)	521.54	10,624	\$ 654,200.97	\$ 702,451.28	\$ 716,790.62
5	JEFF DAVIS	DENTON	5.79	188	\$ 8,006.80	\$ 8,226.47	\$ 8,390.18
5	JEFF DAVIS	HAZLEHURST	47.65	4,077	\$ 77,994.42	\$ 83,073.25	\$ 84,669.22
2	JEFFERSON	(UNINCORPORATED)	544.91	8,459	\$ 667,761.57	\$ 718,476.55	\$ 732,602.35
2	JEFFERSON	AVERA	4.35	217	\$ 6,238.77	\$ 6,649.12	\$ 6,771.27
2	JEFFERSON	BARTOW	4.14	181	\$ 6,144.63	\$ 6,184.81	\$ 6,286.78
2	JEFFERSON	LOUISVILLE	24.97	2,318	\$ 41,143.23	\$ 44,942.03	\$ 45,490.04
2	JEFFERSON	STAPLETON	10.29	397	\$ 13,954.06	\$ 14,991.82	\$ 15,299.34
2	JEFFERSON	WADLEY	24.31	1,595	\$ 38,332.72	\$ 39,623.38	\$ 40,201.76
2	JEFFERSON	WRENS	27.53	2,147	\$ 42,456.94	\$ 46,966.77	\$ 47,630.59
2	JENKINS	(UNINCORPORATED)	417.20	5,732	\$ 507,909.67	\$ 544,936.02	\$ 556,306.30
2	JENKINS	MILLEN	28.94	2,957	\$ 48,866.60	\$ 53,293.93	\$ 54,392.50
2	JOHNSON	(UNINCORPORATED)	422.68	5,237	\$ 511,327.12	\$ 549,553.79	\$ 560,092.19
2	JOHNSON	KITE	3.82	161	\$ 5,648.46	\$ 5,671.48	\$ 5,763.74
2	JOHNSON	WRIGHTSVILLE	21.83	3,518	\$ 45,677.25	\$ 46,890.91	\$ 48,978.92
2	JOHNSON / EMANUEL	ADRIAN	7.41	561	\$ 12,271.19	\$ 12,392.70	\$ 12,716.01
3	JONES	(UNINCORPORATED)	476.23	25,045	\$ 687,803.48	\$ 734,837.45	\$ 467,492,260.11
3	JONES	GRAY	29.97	3,427	\$ 53,934.28	\$ 57,440.95	\$ 58,580.60

Business Item 8:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: November 4, 2024

Subject: Resolution to Increase Hotel Motel Excise Tax

Summary:

At the October 28, 2024 Work Session, the BOC discussed increasing the hotel motel excise tax to 8%.

Currently, the Jasper County hotel-motel excise tax is 5%.

State law allows counties to enact local legislation to increase the excise tax to 8%.

Background:

Jasper County BOC adopted the Hotel Motel Excise Tax Ordinance in January 2020.

The hotel-motel excise tax enacted was 5%.

The BOC contracts with the Monticello Jasper County Chamber of Commerce as the official Destination Marketing Organization.

Cost:

Recommended Motion:

Board Discretion

RESOLUTION TO INCREASE THE HOTEL-MOTEL EXCISE TAX CHARGED WITHIN JASPER COUNTY, GEORGIA, FROM FIVE PERCENT TO EIGHT PERCENT PURSUANT TO O.C.G.A. § 48-13-51(b)(3) IN JASPER COUNTY, GEORGIA

WHEREAS, the Board of Commissioners of Jasper County, Georgia, under the Constitution and Laws of the State of Georgia may enact an excise tax on the use of hotels and motels within the boundaries of Jasper County;

WHEREAS, pursuant to State law, Jasper County, Georgia, currently provides for a tax rate of five percent of the amount paid for a guest room in a hotel or motel within the County, unless an exemption applies; and

WHEREAS, the Board of Commissioners of Jasper County, Georgia, has determined that it is in the best interest of the citizens of Jasper County to increase the County's hotel-motel excise tax from a rate of five percent to eight percent; and

WHEREAS, the Board of Commissioners of Jasper County, Georgia desires to request the Georgia General Assembly enact local legislation to this effect; and

WHEREAS, O.C.G.A. § 48-13-51(b) provides that counties requesting local legislation to increase the hotel-motel excise tax must adopt a resolution which specifies the subsequent tax rate, identifies the projects or tourism product development purposes, and specifies the allocation of proceeds.

NOW THEREFORE, the Board of Commissioners of Jasper County, Georgia, hereby resolves to request legislation be presented at the next session of the Georgia General Assembly which enacts local legislation establishing a hotel-motel excise tax pursuant to O.C.G.A. § 48-13-51(b) and the following terms:

1. The rate of the tax shall be eight percent (8%) of the charge for the furnishing for value to the public of any room or rooms, lodgings, or accommodations furnished by any person or legal entity licensed by, or required to pay business or occupation taxes to, the county for operating within the county a hotel, motel, inn, lodge, tourist camp, tourist cabin, campground, or any other place in which rooms, lodgings, or accommodations are regularly or periodically furnished for value.
2. Jasper County intends to use the proceeds of such tax for any legal purposes, to include specifically, but not necessarily limited to, promoting tourism, conventions and trade shows, county-related operations, and tourism related project funding, as well as other permitted purposes under O.C.G.A. §§ 48-13-50.2 and 48-13-51.
3. The proceeds of the hotel motel excise tax shall be allocated as follows:
 - i. An amount equal to the total taxes collected under O.C.G.A. § 48-13-51(b), which would have been collected at a rate of 5%, shall be expended in accordance with the provisions of O.C.G.A. § 48-13-51(a)(3).

- ii. Any amount equal to not less than 50% of the total amount of taxes collected that exceed the amount of taxes that would be collected at the rate of 5% shall be expended for promoting tourism, conventions, and trade shows by the destination marketing organization designated by Jasper County, Georgia.
- iii. Any remaining amount of taxes collected that exceed the amount of taxes that would be collected at the rate of 5% which are not otherwise expended pursuant to the previous paragraph shall be expended for tourism product development, with projects including but not limited to parks, trails, and other recreation facilities; wayfinding signage; visitor information and welcome centers; and other uses as defined under O.C.G.A. § 48-13-50.2(6).

SO RESOLVED, this ____ day of November, 2024.

Bruce Henry, Chairman
Jasper County, Board of Commissioners

ATTEST:

Sheila Jefferson
County Clerk

**CONTRACT FOR SERVICES BY AND BETWEEN THE BOARD OF
COMMISSIONERS OF JASPER COUNTY, GEORGIA, AND MONTICELLO-JASPER
COUNTY CHAMBER OF COMMERCE, INC.**

STATE OF GEORGIA
COUNTY OF JASPER

THIS CONTRACT, made and entered into as of the 7th day of JUNE, 2021, by and between THE BOARD OF COMMISSIONERS OF JASPER COUNTY, GEORGIA, a corporate body politic of the State of Georgia, hereinafter referred to as the "County", and MONTICELLO-JASPER COUNTY CHAMBER OF COMMERCE, INC., a non-profit corporation, hereinafter referred to as the "COC."

WHEREAS, the County seeks to establish itself as a leading tourist, convention and visitors center; and desires to foster and encourage the use of facilities within the County thereby increasing the revenues of Jasper County; and to create and maintain employment opportunities within Jasper County; and

WHEREAS, the COC has been designated by the County as the official Destination Marketing Organization ("DMO") and is organized to promote tourism, conventions and meetings within Jasper County; and

WHEREAS, as the DMO the COC undertakes activities that have both the direct and incidental purpose and effect of promoting, attracting, stimulating and developing conventions, meetings and tourism in the Jasper County area; and

WHEREAS, the County has determined that the activities of the COC are necessary, useful and convenient to the promotion, stimulation and development of conventions, meetings and tourism in the Jasper County area; and

WHEREAS, the General Assembly of the State of Georgia has authorized counties to impose, levy and collect an excise tax upon the furnishing to the public for value of rooms, lodgings or accommodations, as stated in O.C.G.A. Title 48, Chapter 13, Article 3; and

WHEREAS, the General Assembly has declared its purpose and intent that revenues derived from the tax imposed pursuant to O.C.G.A. Title 48, Chapter 13, Article 3, may be (and certain

revenues must be) made available and expended for the purpose of promoting, attracting, stimulating and developing conventions and tourism in the jurisdiction imposing the tax; and

WHEREAS, the County has imposed an five percent (5%) excise tax upon the furnishing to the public for value of any rooms, lodgings or accommodations under the authority of O.C.G.A. Title 38, Chapter 13, Article 3; and

WHEREAS, the County, in accordance with O.C.G.A. Title 48, Chapter 13, Article 3, has allocated 50% percent of the gross tax receipts excise tax to the COC for the purpose of promoting tourism, and for such other purposes authorized by O.C.G.A. Title 48, Chapter 13, Article 3; and

NOW THEREFORE, in consideration of the mutual covenants contained herein, the County and the COC do agree as follows:

1.

The COC shall use its best efforts to provide public relations, promotional, advertising, and other projects to promote, attract, stimulate, sell, develop and support conventions, meetings and tourism in the Jasper County area.

2.

In performing this Contract, the COC shall hire such employees, agents or consultants and obtain such goods and services as may be necessary or appropriate to its performance.

3.

The COC will perform the projects hereunder without discrimination against any person or persons on account of race, color, creed, sex, age, or national origin.

4.

The initial term of this Contract shall be for 12 months, beginning on July 1, 2021. This Contract shall renew for successive 12 month terms, unless and until either party provides the other party with at least 90 days prior written notice of its desire not to renew the Contract for the next renewal term.

5.

The County has imposed a five percent (5%) tax on the rental of rooms, lodgings, or accommodations in the County, as authorized by O.C.G.A. Title 48, Chapter 13, Article 3. In consideration of the performance by the COC of this Contract, the County shall pay to the COC during the term of this Contract, and the COC shall budget for expenditure under this Contract, a sum equal to 50% of the total taxes collected under the excise tax imposed by the County under the authority of O.C.G.A. Title 48, Chapter 13, Article 3, as now or hereafter amended.

The amounts to be paid by the County to the COC hereunder shall be paid to the COC as the parties mutually agree, but no less often than quarterly. The amount of each such installment shall be calculated on the basis of actual taxes collected by the County for the covered period.

6.

All sums received by the COC from the County shall be expended solely for the benefit of promoting tourism in Jasper County, including the promotion of recreational, cultural, historic and natural resources.

7.

The COC shall provide accounting verification to the County demonstrating that the COC uses the funds solely and exclusively for the purpose of promoting tourism in conformance with this Contract. COC shall submit annual reports to the County detailing the use of the funds. Failure to file a report may compromise the COC's status to receive such funds.

8.

By executing this Contract, the COC hereby affirms that it will use the funds received solely and exclusively for the purpose of promoting tourism in compliance with this Contract and will further expend such funds in full compliance with state law. The COC agrees to defend, indemnify and hold harmless the County from and against all claims that arise from its failure or alleged failure to spend funds in compliance with this Contract, and shall defend the County from and against all claims that arise there from, including reasonable attorneys' fees and court costs of the County. Furthermore, if the COC fails to spend the funds in the manner contemplated in this Contract, or fails to meet the timelines requirements hereof, COC agrees this shall constitute a breach hereof and any improperly used funds shall be returned to the County immediately.

9.

All notices, requests, demands or other communications required or permitted to be given hereunder shall be in writing and shall be addressed and delivered to each party at the addresses set forth below. Any such notice, request, demand or other communication shall be considered given or delivered, as the case may be, on the date of receipt. Rejection or other refusal to accept or inability to deliver because of changed address of which proper notice was not given shall be deemed to be receipt of the notice, request, demand or other communication. By giving prior written notice thereof, any party may from time to time and at any time change its address for notices hereunder. Legal counsel for the respective parties may send to the other party any notices, requests, demands or other communications required or permitted to be given hereunder by such party:

For County:

Mike Benton

County Manager

126 West Greene Street, Suite 18

Monticello, Georgia 31064

For COC:

Mandi Tanner

Executive Director

119 West Washington Street

Monticello, Georgia 31064

10.

The parties hereto may not assign, sublet or transfer their interest in and responsibilities under this Contract without prior written approval of all parties hereto.

11.

It is the intention of the parties that the laws of Georgia shall govern the validity of this Contract, the construction of its terms and the interpretation of the rights or duties of the parties.

12.

In the event any provision or portion of this Contract is held by any court of competent jurisdiction to be invalid or unenforceable, such holdings shall not affect the remainder hereof and the remaining provisions shall continue in full force and effect to the same extent as would have been the case had such invalid or unenforceable provision or portion had never been a part hereof.

13.

On and after the date of this Contract, both parties shall, at the request of the other, make, execute and deliver or obtain and deliver all instruments and documents and shall do or cause to be done all such other things which either party may reasonably require to effectuate the provisions and intentions of this Contract.

14.

Time is and shall be of the essence under this Contract.

15.

The parties signing this Contract hereby state that they have the authority to bind the entity on whose behalf they are signing.

16.

This Contract supersedes all prior discussions and agreements between the parties and contains the sole and entire understanding between the parties with respect to transactions contemplated by this agreement. All promises, inducements, offers, solicitations, agreements, representations and warranties heretofore made between the parties, if any, are superseded by this Contract. This Contract shall not be modified or amended except by written instrument executed by or on behalf of the parties in the same manner in which this Contract is executed. No course of action or waiver of rights hereunder shall constitute a waiver of such right or action.

17.

This Contract shall be binding upon the parties hereto, their heirs, administrators, executors, successors and assigns.

18.

Except as expressly limited by the terms of this Contract, all rights, powers and privileges conferred hereunder shall be cumulative and not restrictive of those provided at law or in equity. No failure of any party to exercise any power given under this Contract or to insist upon strict compliance with any obligation specified in this Contract, and no custom or practice at variance with the terms of this Contract, shall constitute a waiver of any party's right to demand exact compliance with the terms of this Contract.

IN WITNESS WHEREOF, the parties have hereunto executed this Contract and affixed their seals by their duly authorized representatives after having been first authorized to do so, all on the day and year first above specified.

ATTEST:

FOR:
BOARD OF COMMISSIONERS
OF JASPER COUNTY, GEORGIA

Sharon S. Robin

SECRETARY/CLERK

By: *Bruce L. Henry*

CHAIRMAN



ATTEST:

FOR:
MONTICELLO-JASPER COUNTY
CHAMBER OF COMMERCE, INC.

Reah Campbell

SECRETARY
[Seal]

By: *[Signature]*

CHAIRPERSON

Business Item 9:

Agenda Request – Jasper County BOC

Department: Finance

Date: November 4, 2024

Subject: FY 2025 1st Quarter Financial Report

Summary:

Staff will present a Financial Report for 1st Quarter FY 2025.

Background:

Cost:

None

Recommended Motion: None Required

JASPER COUNTY BOARD OF COMMISSIONERS

FY2025 1ST QUARTER

FINANCIAL REPORT

FOR FISCAL YEAR ENDING JUNE 30, 2025

FUND #		FY 2025 BUDGET	FY 2025 ACTUAL	% COLLECTED	% REMAINING
100	GENERAL FUND - REVENUE				
LINE #					
1	ADVALOREM PROPERTY TAX	\$ 8,058,894	\$ 3,656,791	45.4%	54.6%
2	VEHICLE & MOBILE HOME TAX	\$ 1,252,150	\$ 365,764	29.2%	70.8%
3	PRIOR YEARS TAX	\$ 200,300	\$ 88,361	44.1%	55.9%
4	FOREST LAND PROTECTION GRANT	\$ 230,124	\$ -	0.0%	100.0%
5	LOCAL OPTION SALES TAX	\$ 1,330,000	\$ 340,478	25.6%	74.4%
6	INSURANCE PREMIUM TAX	\$ 996,835	\$ -	0.0%	100.0%
7	TAX COMISSIONER COMMISSION	\$ 259,000	\$ 137,688	53.2%	46.8%
8	TIMBER TAX	\$ 25,000	\$ 9,478	37.9%	62.1%
9	RAILROAD TAX	\$ 33,000	\$ -	0.0%	100.0%
10	REAL ESTATE TRANSFER TAX	\$ 62,000	\$ 13,130	21.2%	78.8%
11	INTANGIBLE TAX	\$ 154,000	\$ 40,855	26.5%	73.5%
12	ALCOHOL EXCISE TAX	\$ 83,000	\$ 22,358	26.9%	73.1%
13	BUSINESS LICENSE TAX	\$ 34,000	\$ -	0.0%	100.0%
14	ENERGY EXCISE TAX	\$ 30,000	\$ 11,005	36.7%	63.3%
15	OTHER TAXES	\$ 900	\$ 211	23.4%	76.6%
16	PENALTIES & INTEREST	\$ 98,500	\$ 39,898	40.5%	59.5%
17	EMS	\$ 475,000	\$ 158,639	33.4%	66.6%
18	PROBATE COURT	\$ 215,000	\$ 51,071	23.8%	76.2%
19	SUPERIOR COURT	\$ 182,500	\$ 38,641	21.2%	78.8%
20	MAGISTRATE COURT	\$ 2,500	\$ 860	34.4%	65.6%
21	SHERIFF	\$ 45,000	\$ -	0.0%	100.0%
22	JAIL	\$ 13,000	\$ 5,168	39.8%	60.2%
23	RECREATION	\$ 89,100	\$ 28,169	31.6%	68.4%
24	PLANNING & ZONING	\$ 313,900	\$ 122,849	39.1%	60.9%
25	EMA	\$ 6,620	\$ -	0.0%	100.0%
26	ANIMAL CONTROL	\$ 1,800	\$ 827	45.9%	54.1%
27	FIRE DISTRICT - JCWSA	\$ 54,000	\$ 8,642	16.0%	84.0%
28	FOREST WILDLIFE GRANT	\$ 45,000	\$ -	0.0%	100.0%
29	INTEREST	\$ 240,000	\$ 80,006	33.3%	66.7%
30	OTHER REVENUE	\$ 61,400	\$ 52,783	86.0%	14.0%
31	SENIOR CENTER	\$ 198,659	\$ 36,395	18.3%	81.7%
32	TOTAL GENERAL FUND REVENUE	\$ 14,791,182	\$ 5,310,065	35.9%	64.1%

100	GENERAL FUND -	FY 2025 BUDGET	FY 2025 ACTUAL	% EXPENDED	% UNENCUMBERED
DEPT #	EXPENDITURES				
33	100 GENERAL GOVERNMENT	\$ 2,359,151	\$ 582,998	24.7%	75.3%
34	200 JUDICIAL	\$ 1,054,773	\$ 242,334	23.0%	77.0%
35	300 PUBLIC SAFETY	\$ 6,601,162	\$ 1,862,571	28.2%	71.8%
36	400 PUBLIC WORKS	\$ 2,500,096	\$ 759,479	30.4%	69.6%
37	600 CULTURE/RECREATION	\$ 762,241	\$ 183,847	24.1%	75.9%
38	700 HOUSING & DEVELOPMENT	\$ 446,524	\$ 92,811	20.8%	79.2%
39	900 APPROPRIATIONS	\$ 301,911	\$ 74,656	24.7%	75.3%
40	950 COMPONENT UNITS	\$ 763,848	\$ 167,976	22.0%	78.0%
41	TOTAL GENERAL FUND EXPENDITURES	\$ 14,789,706	\$ 3,966,672	26.8%	73.2%

JASPER COUNTY BOARD OF COMMISSIONERS
 FY2025 1ST QUARTER
 FINANCIAL REPORT
 FOR FISCAL YEAR ENDING
 JUNE 30, 2025

			FY 2025	FY 2025	%	%
			BUDGET	ACTUAL	EXPENDED	UNENCUMBERED
	100	GENERAL FUND -				
	DEPT #	EXPENDITURES				
LINE #	100	GENERAL GOVERNMENT-				
42	01110	BOARD OF COMMISSIONERS	\$ 371,633	\$ 113,892	30.6%	69.4%
43	01300	EXECUTIVE	\$ 202,600	\$ 35,207	17.4%	82.6%
44	01400	ELECTIONS	\$ 56,324	\$ 13,648	24.2%	75.8%
45	01401	REGISTRAR	\$ 54,579	\$ 13,363	24.5%	75.5%
46	01402	ELECTIONS AND REGISTRATIONS	\$ 102,901	\$ 367	0.4%	99.6%
47	01510	FINANCIAL ADMINISTRATION	\$ 314,006	\$ 69,044	22.0%	78.0%
48	01540	HUMAN RESOURCES	\$ 206,451	\$ 51,355	24.9%	75.1%
49	01545	TAX COMMISSIONER	\$ 298,893	\$ 79,335	26.5%	73.5%
50	01150	TAX ASSESSOR	\$ 361,089	\$ 81,750	22.6%	77.4%
51	01565	GOV'T BUILDINGS	\$ 189,390	\$ 69,137	36.5%	63.5%
52	80000	DEBT SERVICE	\$ 201,285	\$ 55,901	27.8%	72.2%
53		TOTAL GENERAL GOVERNMENT	\$ 2,359,151	\$ 582,998	24.7%	75.3%
	200	JUDICIAL-				
54	02150	SUPERIOR COURT	\$ 432,319	\$ 98,549	22.8%	77.2%
55	02200	DISTRICT ATTORNEY	\$ 71,778	\$ 19,200	26.7%	73.3%
56	02400	MAGISTRATE COURT	\$ 152,595	\$ 39,281	25.7%	74.3%
57	02450	PROBATE COURT	\$ 220,894	\$ 50,770	23.0%	77.0%
58	02600	JUVENILE COURT	\$ 4,000	\$ -	0.0%	100.0%
59	03100	COURTS: OTHER COSTS	\$ 173,187	\$ 34,534	19.9%	80.1%
60		TOTAL JUDICIAL	\$ 1,054,773	\$ 242,334	23.0%	77.0%
	300	PUBLIC SAFETY-				
61	03300	SHERIFF	\$ 3,092,789	\$ 1,001,183	32.4%	67.6%
62	03326	JAIL	\$ 1,359,907	\$ 297,407	21.9%	78.1%
63	03360	COURTHOUSE SECURITY	\$ 157,384	\$ 15,770	10.0%	90.0%
64	03550	FIRE RESCUE	\$ 1,717,984	\$ 481,161	28.0%	72.0%
65	03700	CORONER	\$ 40,763	\$ 6,718	16.5%	83.5%
66	03900	ANIMAL CONTROL	\$ 205,152	\$ 56,120	27.4%	72.6%
67	03920	EMERGENCY MANAGEMENT	\$ 27,183	\$ 4,213	15.5%	84.5%
68		TOTAL PUBLIC SAFETY	\$ 6,601,162	\$ 1,862,571	28.2%	71.8%
69	400	PUBLIC WORKS-ROADS AND BRIDGES	\$ 2,500,096	\$ 759,479	30.4%	69.6%
	600	CULTURE/RECREATION-				
70	06100	RECREATION-	\$ 363,066	\$ 89,732	24.7%	75.3%
71	06200	SENIOR CENTER	\$ 399,175	\$ 94,115	23.6%	76.4%
72		TOTAL CULTURE/RECREATION	\$ 762,241	\$ 183,847	24.1%	75.9%
	700	HOUSING DEVELOPMENT-				
73	07100	COUNTY EXTENSION SERVICE	\$ 77,678	\$ 4,541	5.8%	94.2%
74	07410	PLANNING AND ZONING	\$ 368,846	\$ 88,270	23.9%	76.1%
75		TOTAL HOUSING AND DEVELOPMENT	\$ 446,524	\$ 92,811	20.8%	79.2%

JASPER COUNTY BOARD OF COMMISSIONERS
 FY2025 1ST QUARTER
 FINANCIAL REPORT
 FOR FISCAL YEAR ENDING JUNE 30, 2025

			FY 2025 BUDGET	FY 2025 ACTUAL	%	%
100	GENERAL FUND -				EXPENDED	UNENCUMBERED
DEPT #	EXPENDITURES					
900	APPROPRIATIONS/CONTINGENCY-					
76	572030	DEPT OF FAMILY AND CHILDRENS SERVICES	\$ 10,375	\$ 2,594	25.0%	75.0%
77	572060	CONSERVATION	\$ 3,000	\$ -	0.0%	100.0%
78	572070	JC BOARD OF EDUCATION	\$ 41,500	\$ 8,003	19.3%	80.7%
79	572080	PUTNAM-JASPER SUPPORT SERVICES	\$ 5,760	\$ 1,440	25.0%	75.0%
80	572100	AZALEA REGIONAL LIBRARY	\$ 103,600	\$ 25,900	25.0%	75.0%
81	572101	AZALEA REGIONAL LIBRARY - 2% LOST	\$ 26,400	\$ 4,722	17.9%	82.1%
82	572110	GA FORESTRY	\$ 15,876	\$ 15,876	100.0%	0.0%
83	572179	FAMILY CONNECTION	\$ 8,500	\$ 2,125	25.0%	75.0%
84	572190	CHAMBER OF COMMERCE	\$ 44,000	\$ 11,000	25.0%	75.0%
85	573000	JCSWA	\$ 42,900	\$ -	0.0%	100.0%
86	574000	CITY OF MONTICELLO EXCISE TAX	\$ -	\$ 2,669		
87	575000	CITY OF SHADY DALE EXCISE TAX	\$ -	\$ 327		
88		TOTAL APPROPRIATIONS/CONTINGENCY	\$ 301,911	\$ 74,656	24.7%	75.3%
	950	COMPONENT UNITS-				
89	611200	JASPER COUNTY HEALTH DEPARTMENT	\$ 72,102	\$ 18,026	25.0%	75.0%
90	611300	ECONOMIC DEVELOPMENT AUTHORITY	\$ 107,513	\$ 26,878	25.0%	75.0%
91	611400	E911 JOINT COUNTY AUTHORITY	\$ 449,420	\$ 112,355	25.0%	75.0%
92	612540	TRANSFER TO LANDFILL	\$ 148,915	\$ 24,819	16.7%	83.3%
93	618000	TRANSFER FROM CURBSIDE	\$ (14,102)	\$ (14,102)	100.0%	0.0%
94		TOTAL COMPONENT UNITS	\$ 763,848	\$ 167,976	22.0%	78.0%

Business Item 10:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: November 4, 2024

Subject: Schedule Work Sessions and Called Meetings As Needed

Summary:

Background:

Cost:

Recommended Motion: