

**BOARD OF COUNTY COMMISSIONERS
 JASPER COUNTY, GEORGIA
 REGULAR MEETING AGENDA
 **** SMALL COURTROOM, SECOND FLOOR ****
 MONTICELLO, GEORGIA
 January 6, 2025
 6:00 p.m.**

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

1. Call to Order (6:00 p.m.)				
NAME	PRESENT	ABSENT	LATE	ARRIVED
DISTRICT 1 – SHEILA G. POUNDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 2 – BRUCE HENRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 3 – ROB ALEXANDER	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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| II. Pledge of Allegiance – |
| III. Invocation – District 1 |
| IV. Approval of Agenda |

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| V. Consent Agenda – |
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1. Approval of Minutes:
 - Work Session Minutes- November 25, 2024
 - Regular Meeting Minutes- December 2, 2024

2. Check Register – Check #'s **72766-72985**

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. The Board of Commissioners will act on each item presented below after the public hearing.

Public Hearing 1: Preliminary Plat 24-001, Lake Pines Subdivision off Landers Lane
Business Item 1: Preliminary Plat 24-001, Lake Pines Subdivision off Landers Lane

Public Hearing 2: Land Division Plat off Hwy 212 W
Business Item 2: Land Division Plat off Hwy 212 W

Public Hearing 3: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-383. -Walls, fences, and planting. Removing R-1, R-2, RL, RL-1, and RL-3 zoning and replacing with RES zoning.
Business Item 3: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-383. -Walls, fences, and planting. Removing R-1, R-2, RL, RL-1, and RL-3 zoning and replacing with RES zoning.

Public Hearing 4: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-391.- Required Buffer Areas. Removing RR, R-1, R-2, and V-P zoning and replacing with RES zoning.

Business Item 4: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-391.- Required Buffer Areas. Removing RR, R-1, R-2, and V-P zoning and replacing with 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.

Presentation 1: Recognition of Barbara Jo Cook’s Service to Jasper County

VIII. Prior Citizens Comments Follow-up

IX. 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.

X. County Commissioner Items & Updates

XI. Regular Agenda

Business Items: Appointments

5. Appointment of Chairman
6. Appointment of Vice-Chairman
7. Appointment of County Attorney
8. Appointment of County Clerk

Business Items Continued:

9. 2025 Hazard Mitigation Plan Update RFP Planning
10. Statewide Mutual Aid and Assistance Agreement
11. 2025 Alcohol License Renewals
12. Jasper County Library Board Appointments – Azalea Regional Library
13. Jasper County Department of Behavioral Health & Disabilities Region 2 Advisory Council Appointment
14. Tax Levy Resolution for School System General Obligation Bonds
15. Create Scenic Byway Commission
16. Jasper County Employees Defined Benefit Plan Amendment and Resolution
17. Jasper County Public Facilities Authority Board Appointment
18. Jasper County Health Department Board Appointment
19. HB 581 – Property and Sales Tax Reform
20. Schedule Work Sessions and Called Meetings as Needed

XII. County Attorney Items

XIII. County Manager Update

XIV. 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)

XV. Adjournment

Consent Agenda – Item 1:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: January 6, 2025

Subject: Approval of Minutes

Summary:

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

- Work Session Minutes- November 25, 2024
- Regular Meeting Minutes- December 2, 2024

Background:

Cost: \$0

Recommended Motion:

Approve minutes for:

- Work Session Minutes- November 25, 2024
- Regular Meeting Minutes- December 2, 2024

JASPER COUNTY BOARD OF COMMISSIONERS

Work Session

Monday, November 25, 2024

Chairman Bruce Henry called the meeting to order at 6 p.m.

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

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

County Manager Mike Benton opened the meeting by reviewing the current county retirement plan and the new options put together by the retirement committee. Mr. Benton said Mr. David Bell from ACCG was in attendance and he could help answer questions. Mr. Benton went over the improvements recommended by the committee. He said that the committee recommended 5% because it was believed that they would need to increase the employee contribution to make the plan more affordable. Mr. Benton said it is recommended that the employers put in 6.7% but are only required to contribute 5.9%. Chairman Henry asked why the county contribution isn't 6.7% if that is the recommended amount. Mr. Benton said that part of the reason is because the audit shows 6% as a strong contribution. Mr. Bell said that the county's contribution is on the lower end. He said most employers contribute 11-14%. Mr. Benton said according to the ACCG Auditor the county retirement plan is in good shape so the county has stayed with the 6%. He said if the Commissioners keep the employee contribution at 3% and change the retirement plan to option 1A the county contribution would increase to 9.5% and option 1B would increase the county contribution to 12.3%. Mr. Benton said that county contribution would still be low compared to other counties with option 1A. He gave information for surrounding counties saying they are the competition for getting and keeping employees.

Mr. Benton said the requested ROTH plan is available to employees it was just not adopted by the previous County Commissioners. Mr. Bell said it is fairly simple with no cost to the county because it is an optional plan offered to employees. He said they would need a resolution and an amendment signed by the Commissioners with the effective date. Chairman Henry asked if the resolution and amendment could be ready by the December 2nd meeting. Mr. Bell said he would do his best. Mr. Benton said ACCG has over a hundred retirement options if the commissioners want to look at other options. Mr. Benton said they must decide on the amount of improvement, the multiplier, and if they will choose a defined benefits or defined contribution package. Commissioner Jernigan asked if they could offer both. Mr. Bell said it can be done but it is an administrative nightmare.

Commissioner Gray said he thinks the county needs to choose option 1B because it rewards employees for time served. Mr. Benton said there is an additional cost to the county to add unreduced early retirement and an increased multiplier. Chairman Henry said they need to do away with some options saying 2A and 2B need to go away. Commissioner Gray said it seems no one is interested in the 401K plan so 3A, 3B, 4A, and 4B can be removed as well. Mr. Benton said the 457B would still be available to anyone who wanted to participate and would be improved to offer a ROTH option. Mr. Benton said they are now down to 1A and 1B so he will prepare the requested numbers and information for presentation at the December 2, meeting.

Sheriff Donnie Pope asked to speak regarding the employee retirement. He said he wants the Commissioners to know that the county employees showed up for this meeting not to intimidate the Commissioners but because this is important to them. He said county employees are part of a team and they are the greatest resource the county has. He said they should invest in the employees to retain good employees. He said he is encouraged, and he wanted to let the Commissioners know he appreciates the work they have done on employee retirement. He said he has been pushing for four long years. He said he appreciates their time and what they are doing.

Chairman Henry moved to a discussion of curbside trash pickup and other options. Mr. Benton said the current contract with Waste Management ends June 30th 2025 and the current cost is \$205.33. He said typically if they want to continue the curbside pickup they would need to start in January or February getting bids together and advertising. He said that would allow them to award the bid between February and March. Mr. Benton said Commissioner Ledford mentioned other options and needed some clarity and direction on the other options he has in mind. Commissioner Ledford said he would like to get the cost to open five convenient centers. He said he would like one per district. Commissioner Gray said if the county is going to have convenient centers they need to offer what other counties have and allow appliances, tires, and anything that residents need to dump. Commissioner Jernigan said he doesn't have a truck so that would mean he has to put his garbage in his car and haul it away. Commissioner Ledford said he could do that or contract his trash service. Mr. Benton said there is a big difference between full-service convenience centers and household trash-only convenience centers. He said it would cost more and they would need enough land for each location. Commissioner Jernigan asked if the county owns land in all five districts or needs to purchase property to open convenient centers. Mr. Benton said he asked the Tax Assessor and she is checking. Commissioner Ledford said they would need to be open five days a week with an employee operating each location and Code Enforcement would have to ensure trash was not just dumped out everywhere when the gates were closed. Chairman Henry said they would have to install 24-hour surveillance cameras and they would need to be able to pick up car tags. Mr. Benton asked if it would be commercial or only residential. Commissioner Ledford said he would just go with residential. Mr. Benton said he did check with Putnam County and they have eight with some full service and some household trash only. Mr. Benton said he will get information together but they will also have to gather bids for curbside as well. Commissioner Gray asked if the landfill would be used as a service center. Mr. Benton said they should. Commissioner Gray said that leaves four locations to figure out. Commissioner Ledford said at one time the county owned land on Jackson Lake Rd and had dumpsters located just passed Larry's four-way. Mr. Benton said he would get the information together.

Mr. Benton started a discussion for the 2026 Budget saying they are looking at a radical change in the way the budget process is done. He said one way is zero-based budgeting meaning everything would need to be presented and defined. He asked if this process would include each position in each department. Chairman Henry said he isn't sure how it works but he would think payroll would remain the same and he doesn't think the insurance would need to be changed. Chairman Henry asked Commissioner Gray what he was looking for when he requested to do the zero-based budgeting. Commissioner Gray said he was talking about looking at what is needed and what is not needed. Commissioner Ledford said they need to look at things like vehicles that the county isn't using but still pay insurance on. Chief Finch said the county cannot legally drop the insurance on a vehicle they own he said they would have to get rid of the vehicle to remove the insurance. Mr. Benton said the county fully embraces the idea of getting rid of unused vehicles. Commissioner Ledford said it is time for another surplus sale. Chairman Henry recommended checking with other insurance companies for a better rate. Chief Accounting Officer Larissa Ruark asked if there was a benchmark or threshold on how much to justify on each line item asking on a fourteen-million-dollar budget how extreme are they trying to be. She said she is thinking in terms of time restraints, resources, staffing, and trying to make it all by the deadline. Commissioner Ledford said one example is when the previous 911 director had \$15,000 in her budget for toilet paper. He said things that stand out in a budget that cause you to question it. Commissioner Gray said he is thinking of software programs the county pays for but isn't using. He said to think of it in the same terms you would your home budget if you were looking to cut expenses. Commissioner Ledford said if the millage rate would need to be increased he would feel better about that knowing they tried everything including this new process with the budget to ensure what the county spends is necessary.

Mr. Benton gave an update on the county landfill saying that every year Jordan Engineering must perform a survey on the remaining capacity of the landfill. He said the EPD has a lot of requirements on pre-funding, pre-closing, and post-closing a landfill. He said in 2019 the estimated date for completion of the facility meaning when the landfill would be full was set for 2040. Mr. Benton said now at the current rate that has changed to 2043. He said the expected closure was 2031 in 2022 and 2033 in 2021. He said some factors are in that change such as the increased cost and cutting the number of days the landfill is opened. Commissioner Ledford asked how much it would cost annually if it was closed down. Mr. Benton said it is very close to what it is now or possibly more. Chairman Henry said someone contacted him and asked if the county would close the landfill and

allow them to run it as a transfer station. He said they would allow people to dump but nothing would go into the landfill. Commissioner Ledford asked if they are willing to pay the county to cover the cost of having to landfill. Chairman Henry said they probably would and they are local to Jasper County. Commissioner Ledford said it was worth looking into whether it would stop the landfill from filling up and not cost the county anything. Commissioner Gray asked if it would be a lease deal. Chairman Henry said he didn't have all the details, but he could ask for a business plan and present it if the Commissioners were interested. Chairman Henry said he would have them present a business plan.

Mr. Benton gave an update on Station 7 saying the county challenged Precision Planning's proposal cost for providing architectural services. The state of Georgia Probation Group now requires plans to be stamped by an architect before to will build. He said the cost from Precision Planning was \$65,000. He said he sent it to the normal representative and she priced it at \$43,000. He said the Chairman said that still seemed high and Liz at Precision Planning said they may want to try to find someone cheaper. Commissioner Ledford said it wouldn't hurt to reach out to a few other firms. Mr. Benton said they would bid it out.

The work session was adjourned at 7:39 p.m.

Bruce Henry, Chairman

Sheila Jefferson, Clerk

Jasper County Board of Commissioners
December 2, 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 Pounds and Asher Gray

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

Pledge of Allegiance:

Invocation: Commissioner Ledford

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

Consent Agenda: Commissioner Jernigan motioned to approve the following minutes:

- **Work Session Minutes- October 21, 2024**
- **Work Session Minutes- October 28, 2024**
- **Regular Meeting Minutes- November 4, 2024**

Commissioner Ledford seconded, and the motion passed unanimously.

Commissioner Gray motioned to approve **Check #72526-72765** Commissioner Ledford seconded, motion passed unanimously.

Public Hearings with Business Action

Commissioner Ledford motioned to begin the public hearing at 6:02 p.m. Commissioner Gray seconded, and the motion passed unanimously.

Public Hearing 1: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119-245.- Same non-residential districts. Reducing the minimum lot size in C-2 zoning from 1.2 Acres to 1 Acre.:

In Favor:

Jason Abercrombie: Spoke in favor as the business owner. He said they have been struggling with trying to get their dealership up and running for several months and it seems like no one has their stuff together. He said the county has been taxing the property as C-2 for at least thirty years. He said now he is being told it is zoned AG. He said this situation has almost put them out of business because they are trying to move their business from Griffin to Mansfield. He said he is asking them to give the small guys a chance because it seems you have to have a big name around here to get anything done.

Opposed:

Bill Nash: Mr. Nash said as a member of the Planning and Zoning board he voted against it. He said after all the effort to try to increase residential lots to reduce density this seems like it would be going in the wrong direction. He said the county set up the Variance Board for issues such as this. He said that is the appropriate venue and would not create any problems for everyone else in the county because of trying to help one person. He said he doesn't want to create a new low standard. He said the county has been careful about driveway distances and that challenge is going to become more complex creating problems for drivers while the DOT tries to reconcile what the county will allow. He said he is against it and he hopes the commissioners vote against it as well.

Business Item 1: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119-245.- Same non-residential districts. Reducing the minimum lot size in C-2 zoning from 1.2 Acres to 1 Acre: Chairman Henry asked the County Attorney Adam Nelson if they could approve the ordinance amendment and still leave the lot size the same. He said that was the intention because it has been taxed as C-2. He asked if it would need to go before the variance boards. Mr. Nelson said that even though it looks like the property has been used as commercial for quite some time there have been periods of inactivity and any non-conforming business would have caused a loss of the grandfathered use. He said allowing the change without changing the lot size requirement could cause a conflict in the code. He said they would need to change the lot size requirements. Mr. Nelson stated that typically variances are used for particular characteristics of a property, not lot sizes. He said that it could be done but it shouldn't be.

Chairman Henry asked what options they would have if they did not change the acreage for C-2 zoning. Mr. Nelson said this is a common issue for counties to find mis-zoned parcels of land. He said it just happened that Jasper County has a lot size requirement that makes it difficult to rezone the lot. He said there are other code change options they could make but the way the code is written they would have to start over and it would take months to get it taken care of.

Commissioner Gray asked Planning and Zoning Director Doug Attaway why the zoning is set at 1.2 acres. Mr. Attaway said he asked David Mercer about the minimum lot requirements for Commercial and Mr. Mercer said 1 acre. Mr. Attaway said for some reason unknown to him in 2009 it was coded for 1.2 acres. Mr. Attaway said he also wanted to point out that according to the ordinance minimum lot size standards are non-appealable.

Commissioner Ledford asked if changing the ordinance would make it possible for someone to change a residential lot to Commercial. Mr. Attaway said they would have to go through the rezoning process which would include two public hearings. Commissioner Ledford said he is trying to look at what would be best for the county. He said everyone looks at it as if it's just for a car lot but the decision will affect the entire county as a whole.

Commissioner Gray said he feels they should treat it as grandfathered in. He said everyone he has spoken to agrees it is commercial. Chairman Henry said that would mean taking different steps. Commissioner Ledford said he is wondering why it was changed to 1.2. He said the 1.2 acres of land is hard to buy and two acres is too large of a requirement for C-2. He said the .2 isn't going to stop much but he thinks one acre minimum requirement would be okay.

Mary Patrick raised her hand to speak and Chairman Henry allowed saying the public hearing was still open. Mrs. Patrick asked if it would be possible to change the land use map for that one lot. She said everything next to it is commercial and that would solve the problem. Mr. Nelson said that Mrs. Patrick has a good point but they have to be careful how they operate from a legal standpoint. He said the Commissioners have spent the past year talking about lot sizes in residential areas but he doesn't remember a discussion about commercial lot size. He said when they set the lot size everybody has to play by the rules at the time they go in place. Mr. Nelson said that means if they change the lot size to one acre for commercial and approve it anyone who wanted could then have a one-acre commercial lot. He said there are legally some rights impacted by people in between the changes. He said the rules follow what is on record at the time you apply to develop property. He said there is nothing to stop them from reducing the lot size today and then increasing it at a later date. Mr. Nelson said that is the only way he can see for them to correct what seems to him as a clerical error that was made. He said he would not engage in doing this often because then it leads you to decide when you are going to follow the rules and when you are not. He said there are going to be times the board would need to make decisions such as these. Chairman Henry said that if someone questions why they made this decision then they could just refer them to the minutes showing that it was a clerical error. Mr. Nelson said they could but they could also lower the lot size to one acre and moratorium any additional rezoning in that fifth zoning district. He said that would give them time to research why the zoning was changed to 1.2 acres. He said that would allow them to change it back if they did find a requirement for the change or abide by the 1 acre if they don't find any reason for the 1.2 and lift the moratorium. Commissioner Ledford said he feels they should drop it all down to 1 acre or increase it all because the 1.2 doesn't make sense. He said all the commercial zoning is the same and he thinks they need to look at and change all of them. He said he thinks they need to go through all the ordinances.

Commissioner Ledford motioned to change C-2 from 1.2 acres to 1 acre. Commissioner Jernigan seconded, and the motion passed unanimously.

Chairman Henry asked if the property Mr. Abercrombie is requesting to have rezoned is still AG currently. Mr. Attaway said it is and his request was tabled but should be added to the January 6th meeting. Commissioner Gray asked if they could amend the agenda and add the rezoning request to the current agenda. Mr. Nelson said the last time the board had considered the rezoning of the property was in September and that they are right at 90 days. He said if they changed the zoning at this point someone could successfully challenge their decision. He said he would re-advertise if it was up to him. Chairman Henry said

it has been less than 90 days, he said it has been closer to 85 days. Mr. Nelson said he would not pass the 90-day mark without re-advertising. He said there is no law stating it but in a recent case in another county, 90 days was too long. He said if the property owner wants to take the risk then that is up to him. Chairman Henry said it was about 85 days. Mr. Nelson said they would need a motion from the board to move forward and take from the table the rezoning application.

Commissioner Gray motioned to add the Rezoning application. 2024 REZ 002. Request to re-zone .92 acres from AG to C-2 from the September 9, meeting that was tabled making it item # 2 on the agenda for December 2, 2024. Commissioner Ledford seconded, and the motion passed unanimously.

Presentations/Delegations: None

Citizens Comments:

Victor Columbus: Spoke against Industrial Solar Farms. Mr. Columbus said that the Board of Commissioners had already unanimously voted against the issue and now there have been two town halls about it. He said the implication that the Board of Commissioners are reconsidering their decision is profound. He said Jasper County would be going from a lovely rural county to an industrial complex supplying power to places unknown. He said the proposed area for the Industrial Solar Farm is 2.5 times larger than the entire City of Monticello. He said that it would be the same as 2197 football fields. He said they did not discuss the location of a battery bank and other associated equipment. He said in a statement they said the transmission lines in place were adequate to carry the load. He said that statement is true but he finds it difficult to believe that those lines are not already being used which would mean an increase in the size and capacity of those transmission lines. Mr. Columbus said that could affect homeowners whose property the lines would cross from one side of the county to the other. He said he assumes that this is all about the money. He said they first presented that additional tax revenues of four million dollars would be paid to the county every year but according to representatives from EDP, the taxes would be paid on a depreciation schedule that they will not disclose. He said the representative simply stated it would be too hard for you to understand. He said assuming they use a modified cost recovery system the decline would occur in a year or two and spiral downward from there. Mr. Columbus said at the last town hall meeting it was disclosed that there would be tax incentives but no one will disclose the amounts of the concessions. He said to couple that with EDP utilization of a process known as asset rotation. He said after the accelerated depreciation is taken EDP sells all or significant portions of the Industrial Solar Farm to another LLC and the depreciation begins all over again. Mr. Columbus asked where the real benefit was to the county. He said tax revenues will decline significantly over a short period. He said the benefit would be for one land owner, Georgia Power, and EDP Renewal.

David Sheppard: Mr. Sheppard said that he wanted to share his appreciation for the board and especially Commissioner Jernigan. He said every time he has ever called or emailed Commissioner Jernigan he has always gotten a response no matter the issue. He said he and Commissioner Jernigan have gone through a lot of things together and Commissioner Jernigan helped get Goolsby Rd paved. He said recently Commissioner Jernigan helped get the pothole patching machine. He said he appreciated him and wanted to wish Commissioner Jernigan good health and a happy retirement.

Martha Hayes: Spoke on the request from the City of Monticello for assistance for help with repairs for a city road. She said with the way the roads are through the county she can't believe the Commissioners would even consider the request. She said she has been trying to get her road repaired since February 2024, so her driveway doesn't wash away. She said she has spoken to County Manager Mike Benton and Commissioner Ledford in person and through email. She said she was told Public Works director Michael Walsh was contacted and there was a plan to get the road graded after the rainy season. She said she did not hear from anyone about her section of County Line Rd until July 2024. She said she had a meeting with Michael Walsh in July and he said he knew what needed to be done but did not know when it could be done. She said she pays about \$4800.00 in taxes and doesn't get anything from the county except trash pickup and she pays for that.

Cathy Benson: Spoke about the Pothole Patching Machine and the conditions of her road. She said one hole was patched while others were missed. She said all that has ever been done on her road was patching holes and she has been there twenty-six years. She said she would like to know where her tax money is going.

Mary Patrick: She said she and Commissioner Jernigan have had their issues, but he has always called or emailed her back if she ever sent him anything and she appreciates that. She then spoke about the industrial solar farm. She said the BOC has been misled by EDP. She said the county will not get 4.7 million dollars a year and most likely will not even get 4.7 million the first year. Mrs. Patrick said the BOC was not told about tax abatements and incentives that are absolutely going to be given. She said EPD stated at the town hall meeting that they had to have them and they haven't settled on the tax package yet. She said even though they have told the Commissioners there would be no tax incentive there will be and EDP would not be involved without them. Mrs. Patrick said the tax incentive would cut out a large portion of the revenue and depreciation

would further deplete it. She said she is wondering how much revenue the BOC thinks they are going to get. She said the liability of the entire project is in question if the Trump administration cut out all tax incentives for clean energy as promised. She said she doesn't want the Commissioners to go back on their promise to keep Jasper County Rural because of over-stated tax revenue promises. She asked the county attorney why she couldn't see what he charged us for. She said everything he sent her in an open records request was blacked out. Mrs. Patrick said she wants to know how much he has billed the county for the short-term rental work he has done. She said it's not private information and the citizens of the county should know how much they are paying for services.

Cindy Price: Spoke in favor of the BOC assisting the City of Monticello with road repairs in the Oak Ridge subdivision. She said that the people in that subdivision pay their taxes and those taxes are paid to the county. Mrs. Price said the majority of their taxes go to the county. She said the residents in Oak Ridge have spoken to the county and the city to get the road repaired. Mrs. Price said that at some point someone has to acknowledge that they are residents of both the city and the county and they need to come together. She said she is asking the county to help the city fix the road. She said she understands there are a lot of roads that need to be repaired but she is fighting for her neighborhood.

Donnie Pope: Sheriff Donnie Pope spoke to thank Commissioner Jernigan for all he has done for the County. He said Commissioner Jernigan worked to leave the county better than he found it. Sheriff Pope said public service can be a thankless job and he wants to let Commissioner Jernigan know he appreciates all he has done and wishes him all the best. Sheriff Pope then spoke on the county retirement saying that he appreciates all the time they have spent on the issue. He said no matter what plan they choose he is asking them to please leave the employee contribution at three percent. He said increasing the amount to five percent would essentially cut the amount of take-home pay for employees. He said the preferred plan for employees would be 1B. He said employees have always contributed financially and the commissioners should also consider the sacrifice and work put in by the employees. He said county employees are a team and the commissioners need to take care of that team.

Jason Abercrombie: Thanked Commissioner Jernigan for his service. He said they had some issues but Commissioner Jernigan helped them get it worked out and he just really appreciated him.

County Commissioner Items & Updates:

Commissioner Pounds: None

Chairman Henry: He said he wanted to thank Commissioner Jernigan for his service. He said they have not always agreed but they have always been able to be civil towards one another.

Commissioner Jernigan: He said he has enjoyed his time as a County Commissioner. He said he rather continue to serve as a Commissioner as he enjoys helping people. He said his wife feels differently and is good with having him home and the phone not ringing as much. He said he started serving the government in 1968 and he enjoys it. He said he is available until December 31st. He stated that the patching machine is a good piece of equipment and we have a good operator but like with anything new that someone has never done before there is a learning curve for everyone. He said if he had some support and understanding then he believes the employee will do very well operating the truck. He said that maybe he needs some additional training from the company. He said you just can't start a new job you have never done before without making some mistakes.

Commissioner Gray: Commissioner Gray said that he has also had issues with the pothole patching machine. He said he is looking at the scheduling aspect. He asked what the issue with the timeline was and said he was just wondering if the operator had other obligations that might cause a delay.

Mr. Benton stated that operating the pothole machine is his primary job.

Commissioner Gray said that he has heard complaints from several citizens and they will be monitoring it closely going forward.

Mr. Benton said the particular road they are discussing is beyond what the pothole machine should be used for. He said it needs hot asphalt.

Commissioner Gray said it's a short stretch. Commissioner Gray then told the County Attorney Adam Nelson that he had an issue with his redaction of the bill. He said that he understands Attorney-client privilege but it is also public.

Mr. Nelson said that when they respond to an open records request on billing by a resident they provide redacted information due to attorney-client privilege. He said any commissioner can request a copy of the billing and it would have full information. Mr. Nelson said the Commissioners as the client can then share that information with whoever they wish but he can not disclose it to the public himself. He said that is a standard process for government clients. He said he cannot break confidentiality but the commissioners can do what they like with the information. Mr. Nelson said in response to Mrs. Patrick's point he can give the commissioners an itemized bill for a particular service but he doesn't have a choice on the open records request made by the public. He said he does want to be transparent but he has to follow procedure.

Commissioner Ledford: None

Regular Agenda

Business Items:

Business Item 2: Request to re-zone .92 acres from AG to C-2: Planning and Zoning Director Doug Attaway presented an application request to rezone property located at 22016 Hwy 11 N from GA to C2 that had been tabled at the September 2024 meeting. He said he believes the P&Z Board voted to approve the rezoning request in August 2024 3 to 2. Commissioner Ledford motioned to approve the rezoning request from AG to C2 for the .92-acre lot located at 22016 Hwy 11 N. Commissioner Jernigan seconded, and the motion passed unanimously.

Business Item 3: Renewal of 2025 Alcohol Licenses:

Tyson's Country Store, Application number 2025-A-001 located at 22044 Hwy 11 North., Monticello, GA 31064. Name of applicant: Lisa Whitaker Wilkerson – Retail sales of beer and wine – Renewal Commissioner Ledford motioned to approve – Retail sales of beer and wine – Renewal for Tyson's County Store. Commissioner Gray seconded, and the motion passed unanimously.

Frank's Restaurant, Application number 2025-A-002 located at 11818 Hwy 212 West Covington, GA 30014. Name of applicant: Vivian Castellana Fuller – Pouring license for distilled spirits, beer, and wine. – Renewal. Commissioner Ledford motioned to approve the pouring license for distilled spirits, beer, and wine. – Renewal for Frank's Restaurant Commissioner Gray seconded, and the motion passed unanimously.

Lakeview Marina, Application number 2025-A-003 located at 8726 Jackson Lake Road Monticello, GA 31064. Name of applicant: Shabanali Jabbarcheloei – Retail sales of beer and wine – Renewal. Commissioner Jernigan motioned to approve – Retail sales of beer and wine – Renewal for Lake Marina. Commissioner Pounds seconded, and the motion passed unanimously.

Lakeview Restaurant, Application number 2025-A-004 located at 8726 B Jackson Lake Road Monticello, GA 31064. Name of applicant: Shabanali Jabbarcheloei – Pouring license for distilled spirits, beer, and wine. – Renewal. Commissioner Jernigan motioned to approve the pouring license for distilled spirits, beer, and wine. – Renewal for Lakeview Restaurant Commissioner Pounds seconded, and the motion passed unanimously.

Convenience Stores, Inc. dba Larry's 4-Way, Application number 2025-A-005 located at 9160 Hwy 212 West Monticello, GA 31064. Name of applicant: Joann Hedrick – Retail sales of beer and wine. – Renewal. Commissioner Jernigan motioned to approve – Retail sales of beer and wine – Renewal for Convenience Stores, INC dba Larry's 4-Way. Commissioner Pounds seconded, and the motion passed unanimously.

Turtle Cove POA, Application number 2025-A-006 located at 222 Clubhouse Drive Monticello, GA 31064. Name of applicant: Phillip Myers – Pouring license for distilled spirits, beer, and wine. Renewal. Commissioner Jernigan motioned to approve the pouring license for distilled spirits, beer, and wine. – Renewal for Turtle Cove POA. Commissioner Pounds seconded, and the motion passed unanimously.

Shane One Stop, Application number 2025-A-009 located at 8541 GA Hwy 142 Shady Dale, GA 31085. Name of applicant: Gautamkumar P. Patel - Retail sales of beer and wine – Renewal. Commissioner Ledford motioned to approve – Retail sales of beer and wine and renewal for Shane One Stop. Commissioner Gray seconded, and the motion passed unanimously.

Business Item 4: Environmental Health Fee Schedule Update and Approval: David Mercer presented a request for updated fee amounts for services provided by the Environmental Health Department. Mr. Mercer said the last time they updated fees was about eight years ago. He said the reason they are requesting the increase is because the cost to provide service has gone up. He provided packets with a breakdown of the cost. He said that the board of Health had approved the

increase, a public hearing was held and it was advertised in the paper for a month. He said he is now just seeking the County Commissioners approval of the updated fees.

Commissioner Jernigan motioned to approve the updated Environmental Health Fee Schedule. Commissioner Ledford seconded, Commissioner Ledford asked if the updated fees were just to bring them up to the district average. Mr. Mercer said they are just trying to catch up to the district average because our fees were below and he is trying to be confirmed district-wide. The motion passed unanimously.

Business Item 5: Monticello City Council Financial Assistance Request for Road Repairs in Oak Ridge Subdivision:

Chairman Henry said he received a letter from Doug Curry that was included in the packet. Commissioner Ledford asked what kind of resurfacing project they are doing. Mr. Benton said it is areas of failure on the road that need to be repaired. Mr. Tim Womack attended the meeting and was asked to represent the Monticello City Council. Mr. Womack said the city is requesting assistance for the road repair because their thought was the county collects the impact fees on the road and if all 42 lots are sold that is approximately \$58,000. He said they are not asking the county to repair just help with the cost.

Chairman Henry said impact fees cannot be used for repairs. Mr. Womack stated that he understood but that was the thought and they were just asking for help. He said that a lot of county money comes from citizens who live in the city also. Commissioner Ledford asked what kind of work needed to be done. Mr. Womack said the road is in awful condition. Chairman Henry said that a logging company is responsible for a lot of the damage to the road. Commissioner Ledford asked if the logging company had a bond. Mr. Womack said he has only been working with the city on this for a short time but it was his understanding that the original timber company had a bond but he isn't sure about any others.

Commissioner Ledford asked if the county had received a quote from the city on the repair cost. Mr. Benton said no they only received a letter requesting assistance. Commissioner Pounds asked if they got three estimates for the work. Mr. Womack said they got estimates but he could not say for sure how many and he would have to check on it. Commissioner Jernigan said that it sounds like the job is too big for the city road department. Mr. Womack said it is a huge job. He said he was not prepared to represent the city at this meeting, so he doesn't have some of the information the commissioners are requesting. Commissioner Jernigan said maybe it should be table until Mr. Doug Curry can attend the meeting as he wrote the letter requesting funding. He said he feels bad for the city residents but it's the city's responsibility to take care of the roads. He said he feels the city should have the funds. He said they stopped funding law enforcement when they did away with their police department, they no longer fund the library, and they don't help fund the recreation department so they should have some money. He said he didn't know what they did with the funds they were using for those items. Commissioner Jernigan said he understands that Mr. Womack was not on the council at that time but where is all that money?

Commissioner Gray said the county just applied for LMIG and suggested the city try doing the same thing. Mr. Benton said they are behind on their audits and they may not be eligible for LMIG grants. Commissioner Ledford said since everyone is beating Mr. Womack down they need to know he is the one making sure the audits are getting caught up. Commissioner Ledford said \$18,000.00 doesn't seem like major road damage and he would like to see the quotes. He said residents in the City of Shady Dale and the City of Monticello do pay county taxes but the City of Monticello gets a major portion of the LOST (Local Option Sales Tax) which is for this type of project. He said there should be funds from that. He said he has no problem helping the citizens in the county if there is a need but he doesn't feel \$18,000 is major road work. He said he understood there is damage but without seeing the quotes to see what the damage actually is. He said if there are truly ruts in the asphalt twelve inches deep \$18,000 is not going to cover the cost.

Commissioner Ledford motioned to table Monticello City Council Financial Assistance Request for Road Repairs in Oak Ridge Subdivision. Commissioner Jernigan seconded. Chairman Henry said he wanted to have further discussion. He said a few years ago the County and City of Monticello went through LOST negotiations. He said the County was trying to get more money from the City of Monticello but they held firm to what they were getting from that. He said if the County had gotten more money from the LOST there might be funds to help but the City of Monticello was holding tight. He said they should have that money for this project based on the LOST funds. Commissioner Gray said the City is incorporated for a reason. He said if they want the county to handle everything the City of Monticello needs to dissolve and let the county handle it. He said every time you turn around the city is coming to the BOC. He said he understands the citizens are in the county but he is talking about the city. He said cities create cities to run their own government. He said if they are having issues and are unable to pay \$18,000 to fix the road then maybe the need to dissolve and the County can take over the city and be done with it or consolidate. Commissioner Gray said the City's approved budget of 12.1 million dollars and the county's approved budget is 14.7 million dollars with a lot more to fund. Motion to table passed 3 to 2 with Chairman Henry and Commissioner Gray opposed.

Business Item 6: Georgia First Responder PTSD Program – Insurance Coverage: Mr. Benton presented saying House Bill 451 requires Public Entities in Georgia to offer supplemental benefit programs for all first responders diagnosed with PTSD resulting from exposure to line-of-duty traumatic events. Mr. Benton said we have ninety-nine first responders eligible for the coverage. He said the coverage has to be in place by January 1, 2025. ACCG put together a quote because it is a statewide requirement. He said the annual premium is \$12,670 for the ninety-nine first responders. Chairman Henry asked who is considered first responders. Ms. Jefferson said all firefighters paid and volunteer, jailors, and deputies. She said it includes dispatchers but they do not fall under the BOC so they were not included in the quote. Commissioner Ledford motioned to approve Georgia First Responder PTSD Program – Insurance Coverage. Commissioner Pounds seconded, Motion passed unanimously.

Business Item 7: Broadband, Equity, Access, and Deployment Program Support: Chairman Henry said a few years ago the county put in money along with Central Georgia EMC to add fiber optic broadband on all of their lines. It was made available to approximately 75% of the county. He said the Federal Government is offering some additional funds and AT&T is requesting a letter of support. He said he contacted Central Georgia EMC and they are also requesting a letter of support to get the extra funds to finish the remaining areas of the county. He said he just needs authorization to sign the support letter stating that Jasper County is looking to get the funding to complete the project. Mr. Benton said they need the support letter this month. He said it was not for money from the county just a support letter for the grant. Commissioner Jernigan motioned to authorize Chairman Henry to sign the letter of support for the Broadband, Equity, Access, and Deployment Program. Commissioner Pounds seconded, and the motion passed unanimously.

Business Item 8: 2025 Board of Commissioner Meeting Dates Approval: Commissioner Ledford motioned to approve the 2025 Board of Commissioner meeting dates with a change of the December 1st, 2025 meeting being moved to December 8th, 2025. Commissioner Pounds seconded, motion passed unanimously.

Business Item 9: 2025 County Holidays Approval: Commissioner Jernigan motioned to approve 2025 County Holidays as presented. Commissioner Ledford seconded the motion passed unanimously.

Business Item 10: Human Resources and County Boards Report: County Human Resource Director Sheila Jefferson presented an update on newly hired employees, terminations, and resignations from September 2024 – November 2024. Ms. Jefferson said the county currently has 176 employees with 119 full-time and 57 part-time. She also gave an update on the county boards with openings for new members.

Business Item 11: 457(b) Deferred Compensation Plan Amendment – Allow Roth Contributions: County Manager Mike Benton presented an update on the discussed amendment for the county employee voluntary retirement 457(b) plan to allow employee contributions to go to a ROTH. He said these are post-tax contributions. He said David Bell did get ACCG to put together an adoption amendment to allow the ROTH Contribution to be made along with the resolution to adopt the amendment. He said there is no cost to the county. Commissioner Ledford motioned to authorize Chairman Henry to sign the adoption agreement for the 457(b) Roth option. Commissioner Gray seconded, and the motion passed unanimously.

Business Item 12: Employee Retirement Plan Improvement Options: Chairman Henry said they have studied the options and have narrowed them down to two choices. Commissioner Jernigan said the county employees need to be taken care of because they are the backbone of the county. He said county employees get very little praise and take a lot of abuse. He said the Commissioners need to take care of the county employees the best they can. Commissioner Jernigan motioned to approve retirement plan option 1B and leave the employee contribution at 3% with a one-time deposit of \$1,086,100 using the fund balance to reduce the annual cost and interest. Commissioner Pounds seconded. Commissioner Ledford said they discussed using money from the fund balance to put a one-million-dollar deposit towards the plan to offset the additional cost. Mr. Benton gave a breakdown of the additional cost to the county for options 1A and 1B if the employee contribution remains 3%. He said 1A would cost the county an additional \$75,900 with a one-time deposit of \$1,166,900. Option 1B would be \$198,450 with a one-time deposit of \$1,086,100. He said the money is in the fund balance to cover the cost of either option. He said the money is there for the one-time deposit and will save the county in interest and reduce to annual contribution so it would be a good use of the funds. Commissioner Gray asked what the fund balance would be after the one-time payment. Mr. Benton said the estimated FY 2024 projected fund balance amount is around 7 million dollars leaving about 6 million after the one-time payment. Commissioner Jernigan asked what the yearly fund balance increase average is. Mr. Benton said it has been between \$500,000 and \$1,000,000. He said the county now has a positive yearly increase that will cover the additional cost. Chairman Henry asked if the one million deposit would need to be paid again in five years or if it was a one-time buydown. Mr. Benton said it is a one-time buy-down to reduce the annual payment and interest amount. Chairman Henry asked if they should consider paying additional payments in the future as the fund balance increases. Mr. Benton said they look at the retirement audit every year and that can be discussed at that time each year. The motion passed unanimously.

Business Item 13: Schedule Work Sessions and Called Meetings as Needed: Chairman Henry motioned not to schedule any called meetings or work sessions until after the beginning of the new year. Commissioner Ledford seconded, and the motion passed unanimously.

County Attorney Items: None

County Manager Update: Mr. Benton said the commissioners need to be thinking about a work session for January 2025. He said they need to meet a deadline for making decisions on House Bill 581. He then gave an update on YTD and MTD build permits for both residential and commercial. Mr. Benton said that the FY 2024 is on target.

Executive Session: Executive session began at 7:49 p.m.

Bruce Henry, Chairman

Sheila Jefferson, Clerk

Consent Agenda – Item 2:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: January 6, 2025

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: **72766-72985**

Public Hearing 1:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: January 6, 2025

Subject: Preliminary Plat 24-001, Lake Pines Subdivision off Landers Lane.

Summary: The 62.19 acres comprise of three tracts of land that are designed to be a conservation subdivision with a total of 9 lots. The property has road frontage on Hwy 212 W, Landers Lane, and Graphic View Drive. The property is currently zoned RES and the density is one primary dwelling unit per five acres.

Background: The Planning & Zoning Board voted 5-0 to recommend the preliminary plat with the following changes, identify greenspace as open space, add a lot frontage table, identify the non buildable buffers in the green space, and place the CBU (mail Kiosk) outside of the right of way.

PROJECT DEVELOPMENT NOTES:

CURRENT ZONING CLASSIFICATION FOR THESE PARCELS IS SINGLE-FAMILY RESIDENTIAL (RES), HAVING A 3.0 AC MINIMUM LOT SIZE WITH 200' MINIMUM LOT FRONTAGE AND WIDTHS.

TOTAL PROJECT AREA: 62.19 ACRES
TOTAL PROPOSED LOTS: 9 LOTS

MINIMUM DWELLING SQUARE FOOTAGE 1,800 SQ FT

SINGLE-FAMILY RESIDENTIAL (RES) DESIGN SPECS:
MINIMUM LOT WIDTH AT BSL: 200 FT
MINIMUM ROAD FRONTAGE: 200 FT
MINIMUM CUL-DE-SAC FRONTAGE: 60 FT
MINIMUM FRONT YARD SETBACK: 80 FT
MINIMUM SIDE YARD SETBACK: 30 FT
MINIMUM REAR YARD SETBACK: 50 FT

GREEN SPACE/OPEN SPACE SUMMARY:
AREA 1 25.44 AC
AREA 2 0.11 AC
AREA 3 0.36 AC
AREA 4A/B 0.28 AC
AREA 5 0.71 AC
AREA 6 0.40 AC
TOTAL 27.30 AC (43.9% OF THE TOTAL SUBDIVISION AREA)

THE TOPOGRAPHY SHOWN HEREON IS A COMPILATION OF REMOTE SENSING LIDAR BY THE NATIONAL OCEANOGRAPHIC AND ATMOSPHERIC ADMINISTRATION (NOAA) AND FIELD-FIND DATA COLLECTED BY JORDAN ENGINEERING, THE CONTOUR INTERVAL IS 2 FEET.

THE PROPOSED STREET WIDTH IS 22 FEET (EDGE OF PAVEMENT TO EDGE OF PAVEMENT).

ALL PROPOSED PUBLIC ROAD RIGHTS-OF-WAY ARE 60 FEET IN WIDTH FOR THE INSTALLATION & MAINTENANCE OF THE ROADS & ALL PUBLIC UTILITIES SERVING THE LOTS.

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCES OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BY: ROBERT O. JORDAN, RLS 2902 DATE: 9/20/24

OWNER CERTIFICATION:

I CERTIFY THAT I AM THE OWNER OF THE PARCELS SHOWN HEREON, AND THAT THIS PLAN IS SUBMITTED WITH MY APPROVAL. I AGREE TO PERFORM THIS DEVELOPMENT IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR SUBDIVISION DEVELOPMENT IN JASPER COUNTY. I DEDICATE ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS TO PUBLIC USE.

BY: NICHOLAS PLATEK DATE:

PLANNING AND ZONING CERTIFICATION:

THIS PRELIMINARY PLAT HAS RECEIVED TENTATIVE APPROVAL BY THE PLANNING AND ZONING COMMISSION OF JASPER COUNTY. NO LOTS MAY BE SOLD AND NO BUILDING PERMITS MAY BE ISSUED BASED ON THIS TENTATIVE APPROVAL. APPROVAL OF THE FINAL PLAT BY JASPER COUNTY PLANNING AND ZONING COMMISSION WILL BE REQUIRED.

BY: DOUG ATTAWAY, JASPER COUNTY PLANNING DIRECTOR DATE:

HEALTH DEPARTMENT CERTIFICATION:

I CERTIFY THAT THE LOTS SHOWN ON THIS PRELIMINARY PLAT ARE TENTATIVELY APPROVED FOR CONVENTIONAL ON-SITE SEWAGE DISPOSAL SYSTEMS. SOME LOTS MAY REQUIRE FURTHER INVESTIGATION OR APPROVAL OF SEPTIC SITE PLANS PRIOR TO PERMITTING.

BY: DAVID MERCER, JASPER CO. PUBLIC HEALTH DEPARTMENT DATE:

WATER AUTHORITY CERTIFICATION:

THE LOTS SHOWN HEREON WILL BE ELIGIBLE FOR WATER SERVICE CONNECTION FROM THE WATER MAIN WITHIN THE GEORGIA HIGHWAY 212 RIGHT-OF-WAY UPON CONSTRUCTION AND APPROVAL OF WATER SYSTEM EXTENSION.

BY: ALCOVY SHORES WATER AUTHORITY DATE:

LANDERS LANE AND GRAPHIC VIEW DRIVE SHALL BE CONSTRUCTED TO JASPER COUNTY STANDARDS AND ARE PROPOSED TO BE DEDICATED TO JASPER COUNTY FOR PUBLIC USE. THE PRIVATE ACCESS DRIVEWAY TO THE DERSHIMER AND ZEHNGRAFF PARCELS SHALL BE CONSTRUCTED AS PART OF THIS PROJECT AND WILL BE WITHIN AN ACCESS EASEMENT. NO DEDICATION OR COUNTY MAINTENANCE ARE PROPOSED FOR THE DRIVEWAY.

PROPOSED ROAD LENGTHS ARE AS FOLLOWS:
LANDERS LANE 2,845 LF
GRAPHIC VIEW ROAD 84 LF
TOTAL PROPOSED ROAD LENGTH 2,929 LF

A 20' UTILITY EASEMENT WILL BE CENTERED ALONG ALL WATER MAINS, HYDRANTS, AND SUPPLY LINES. A 10' DRAINAGE EASEMENT SHALL BE CENTERED ON ALL INTERIOR PROPERTY LINES.

ALL DRAINAGE EASEMENTS SHOWN ACROSS LOTS ARE 20' WIDE & SHALL REMAIN NATURAL. AN EASEMENT MAY BE PIPED OR MODIFIED IF APPROVED BY THE COUNTY AND A REGISTERED PROFESSIONAL ENGINEER. ONLY A REVISED DESIGN AND COUNTY-APPROVED PLAN REVISION CAN CHANGE EASEMENT LOCATIONS.

WASTEWATER DISPOSAL FOR LOTS SHOWN HEREON SHALL BE PERMITTED THROUGH INDIVIDUAL SEPTIC SYSTEM PERMITS ISSUED BY THE JASPER COUNTY HEALTH DEPARTMENT. ALL LOTS ARE LIMITED TO 50% IMPERVIOUS SURFACE.

PUBLIC UTILITIES ARE PROPOSED AS FOLLOWS:
WATER: ALCOVY SHORES WATER AUTHORITY
SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
ELECTRIC: SNAPPING SHOALS E.M.C.

SURVEY NOTES:

SUBJECT PROPERTY INFORMATION:
CURRENT OWNER: NICHOLAS PLATEK
DEED RECORD: D.B. 1016, P. 226
PLAT RECORD: P.B. 11, P. 648A
TAX RECORD: TAX PARCELS 13C 047, 13C 046A, AND 13B 009.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 754,068 FEET.

FIELD DATA WAS COLLECTED USING A TOPCON GPT2003W ELECTRONIC TOTAL STATION, A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIMBLE-HLS DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE BOUNDARY SURVEY WAS COMPLETED IN DECEMBER 2019.

PORTIONS OF THE PROPERTY NEAR THE JACKSON LAKE SHORELINE ARE LOCATED WITHIN A FLOOD ZONE AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13159C 0125D FOR JASPER COUNTY, GEORGIA DATED 06/07/2017.

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

COORDINATES DEPICTED HEREON REFERENCE THE GEORGIA STATE PLANE SYSTEM, WEST ZONE, NAD83(2011), IN US FEET. VERTICAL INFORMATION PROVIDED HEREON REFERENCE NAVD83 IN FEET.

A 25-FOOT NO DISTURBANCE BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM STATE WATERS FOR EROSION CONTROL PURPOSES.

THE TOTAL AREA OF THE PARENT PARCELS IS 62.19 ACRES.

LINE LEGEND

- PROPERTY BOUNDARY
OVERHEAD POWER
EASEMENT
ADJOINING PROPERTY LINE
CREEK OR SHORELINE
PROPOSED ASPHALT PAVEMENT
EDGE OF DIRT/GRAVEL
EDGE OF EXISTING PAVEMENT
WIRE FENCE
CHAIN LINK FENCE
DRAINAGE PIPE
525+50- 525' CONTOUR + 50' PROPERTY BOUNDARY
534.6- 534.6' LIMITS OF 100 YEAR FLOOD ZONE (FEMA)
BUILDING SETBACK LINE

LEGEND

- OPEN-TOP PIPE FOUND
SOLID ROD (REBAR) FOUND
1/2" SOLID ROD (REBAR) SET
BEARING CHANGE (NO PIN SET)
SURVEYOR'S TRAVERSE NAIL SET
SURVEYOR'S PIN NAIL SET
POWER POLE
GS/OS GREEN SPACE/OPEN SPACE
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
NOF NOW OR FORMERLY
D.B. DEED BOOK
P.B. PLAT BOOK
LAND LOT
OTF OPEN-TOP PIPE
CONCRETE MON. FD
POTENTIAL HOUSE SITE (TYP)

CURVE TABLE

Table with 5 columns: Curve, Chd Brng, Chd Len, Radius, Arc. Rows C32 to C41.

CURVE TABLE

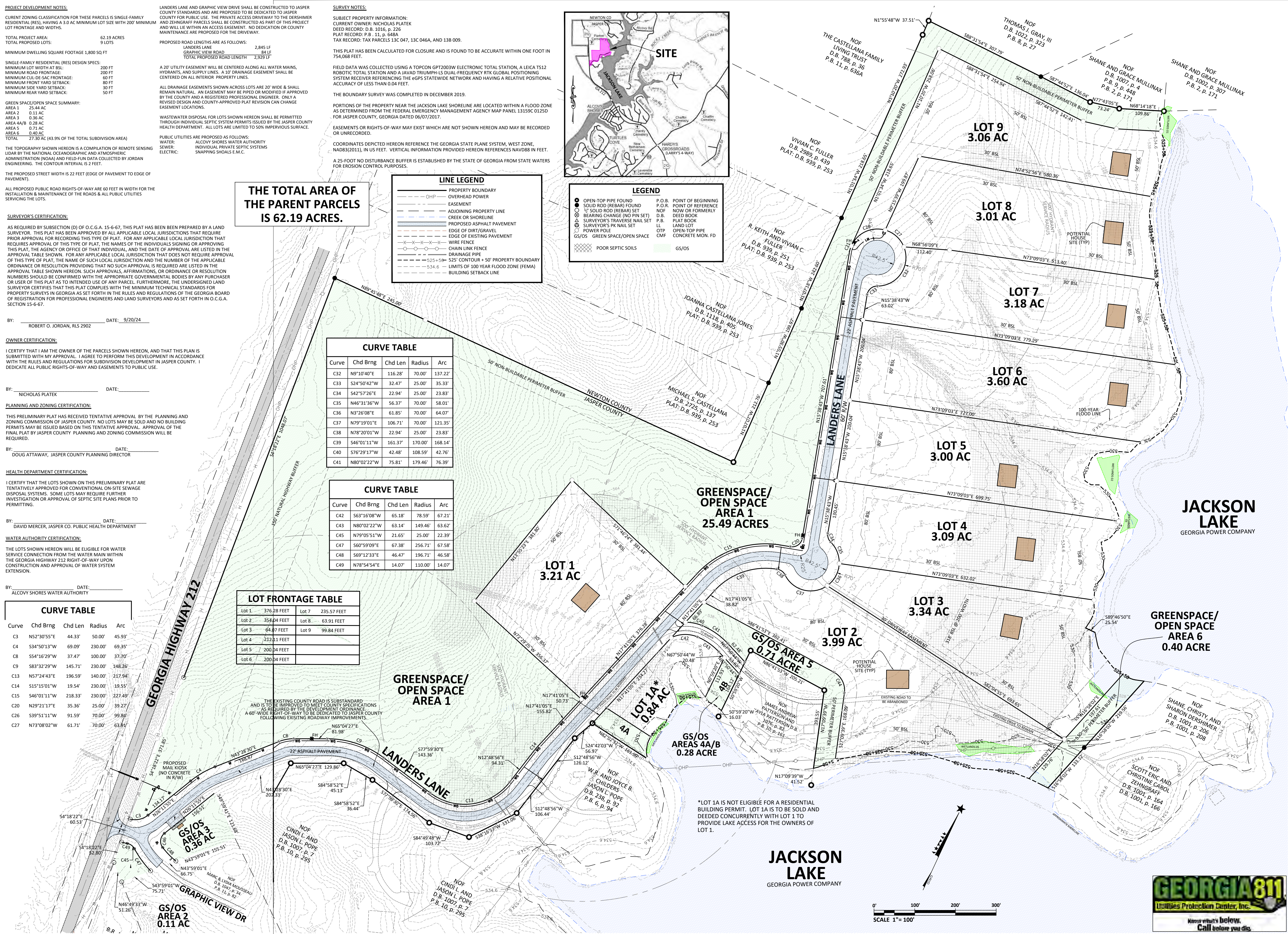
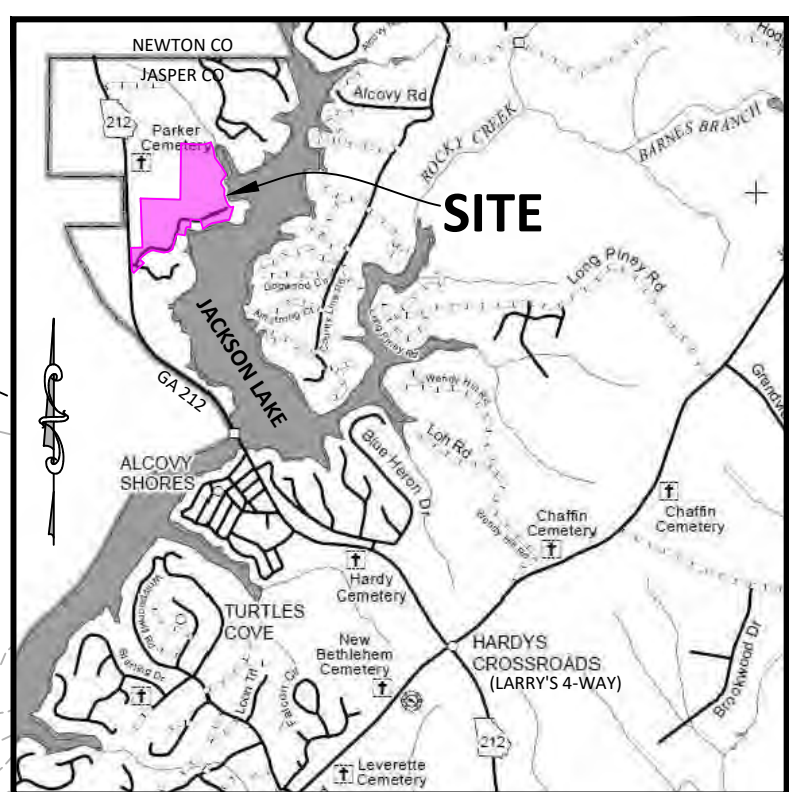
Table with 5 columns: Curve, Chd Brng, Chd Len, Radius, Arc. Rows C42 to C49.

LOT FRONTAGE TABLE

Table with 2 columns: Lot, Frontage. Rows Lot 1 to Lot 9.

CURVE TABLE

Table with 5 columns: Curve, Chd Brng, Chd Len, Radius, Arc. Rows C3 to C27.



JORDAN ENGINEERING logo and contact information: 144 N. WAREKENT, MONTICELLO, GA, 31064. TELEPHONE: (706) 468-8999. Email: Engineering@SurveyingSolutionsVAJ.com

Professional Engineer Seal for Robert O. Jordan, No. 2902, State of Georgia.

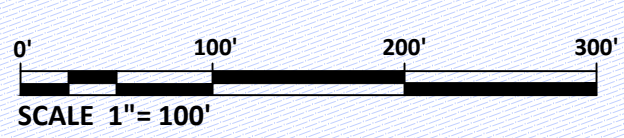
GSWCC Level II Certified Design Professional #1118 Expires 9/27/23

PRELIMINARY PLAT

Lake Pines Subdivision
Nick Platek, Owner
Land Lots 98, 99, and 100, District 9
GMD 905
Jasper County, Georgia

Revision table with columns: Rev, Date, Description. Includes entries for initial submittal and P&Z Commission comments.

Sheet No. 1



JACKSON LAKE
GEORGIA POWER COMPANY

*LOT 1A IS NOT ELIGIBLE FOR A RESIDENTIAL BUILDING PERMIT. LOT 1A IS TO BE SOLD AND DEEDED CONCURRENTLY WITH LOT 1 TO PROVIDE LAKE ACCESS FOR THE OWNERS OF LOT 1.

THE EXISTING COUNTY ROAD IS SUBSTANDARD AND IS TO BE IMPROVED TO MEET COUNTY SPECIFICATIONS AS REQUIRED BY THE DEVELOPMENT ORDINANCE FOLLOWING EXISTING ROADWAY IMPROVEMENTS.

A 60'-WIDE RIGHT-OF-WAY TO BE DEDICATED TO JASPER COUNTY



Mr. Doug Attaway, Planning Director
Jasper County Planning Department
126 W. Greene Street, Suite 18
Monticello, GA 31064

September 20, 2024

Re: Lake Pines Preliminary Plat

Dear Mr. Attaway:

Jordan Engineering submits the attached Lake Pines Subdivision preliminary plat on behalf of our client, Nicholas Platek. The proposed development, located on Landers Lane, proposes to create 9 single-family residential building lots.

On behalf of Mr. Platek, we request that your department and the Planning Commission review and recommend approval of the plat at your November meeting. Please notify Jordan Engineering and Mr. Platek of any notices of hearings or actions regarding the submittal. You can reach Mr. Platek at the address below:

Nicholas Platek
2589 Acorn Avenue, NE
Atlanta, GA 30305
nick.platek@sap.com
cell: 513-213-7184

Thank you for considering the submittal. Please contact me if you have questions or comments regarding the document or if you would like to set up a meeting with me to review the document.

Sincerely,
Jordan Engineering, Inc.

Robert O. Jordan, PE RLS

rj

Jasper County Planning and Zoning
126 W Greene St, Suite 017
Monticello, GA 31064



Office numbers: 706-468-4905 or 706-468-4940

APPLICATION FOR PRELIMINARY PLATS

Application Fees - \$1000 + \$20 per lot

All PRELIMINARY PLATS must be accompanied by a minimum of 2 full size plats and a digital copy.

Yellow area for office use only

Date application processed _____ Date Approved/Not Approved _____

Submittal Date: 9/20/24 Submitted by: Jordan Engineering for Nicholas Platek

Project Name: Platek Lake Pines Preliminary Plat

Phase: 1 # of Lots 9

Project Type: Preliminary Plat

Project Address of Primary Street: Georgia Highway 212

Tax Map and Parcel Number 013C 047; 013C 046A; & 013B 009 Zoning R-1

Total Acres 62.19 AC * Disturbed Acres Estimated 3 AC +/-

Public Water Alcony Shores Water Authority Open Space Acres 27.14 AC

Jasper County Planning and Zoning
126 W Greene St, Suite 017
Monticello, GA 31064



Office numbers: 706-468-4905 or 706-468-4940

Applicant/Company: Jordan Engineering, Inc.

Representative: Styles Womack Cell: (678) 772-5955

Email: styles@jordan-eng.com

Address: 144 N. Warren Street, Monticello, GA 31064

Property Owner's Name: Nicholas Platek

Phone: (513) 213-7184 Cell Phone: (513) 213-7184

Address: 2589 Acorn Avenue NE, Atlanta, GA 30305

Email: nick.platek@sap.com

(If property owner is different from applicant, we must have a signed, notarized original letter giving express written permission for the use.)

24-Hour Contact Name : Styles Womack

Phone: (678) 772-5955

Applicant Signature: 

Date: 9/20/24

Lake Pines Subdivision

Homeowner's Association Management Plan

1. Introduction

- Overview of the Homeowner's Association (HOA)
 - The Lake Pines Subdivision HOA will be responsible for ownership and maintenance of the 27.14 acres of open space associated with the Lake Pines subdivision.
- Purpose of the management plan:
 - Allocates responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
 - Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided.
 - Provides that any changes to the plan be approved by the Jasper County board of commissioners.
 - Provides for enforcement of the plan.
- Description of the common property and open space
 - The Lake Pines subdivision open space is the 27.14 acres shown in six open space areas and shaded in green on the Lake Pines subdivision preliminary plat.

2. Governance Structure

- **Board of Directors**
 - Composition of the Board (number of officers, roles, etc.)
 - The Lake Pines HOA board of directors shall be three members elected for 2-year terms.
 - Elections shall be held in February of even numbered years.
 - Board members shall be property owners of lots within Lake Pines subdivision or spouses of property owners who reside within Lake Pines.
 - Active board members shall be required to resign their position upon a sale of their property within the subdivision.
 - Special called elections shall be held to fill open positions created due to resignations.
 - Election Process:
 - Nomination procedure
 - Any property owner of the subdivision shall submit nominations for the board within 4 weeks prior to each bi-annual election.
 - Voting process
 - At a HOA meeting on the designated day in February with owners of at least five lots represented, the board shall announce nominations and hold a vote to elect board members for the upcoming 2-year period. Each of the 9 lots gets 1 vote and the

three nominees with the highest numbers of votes will be elected for the new term. Ties will be broken with a subsequent tie-breaker vote.

- Term of service
 - Each director will serve for 2 years or until resignation.
- Officer Roles and Responsibilities:
 - President
 - Will preside over board meetings and serve as the primary public contact for the HOA.
 - Will have HOA check-signing authority.
 - Treasurer
 - Will manage the finances for the board
 - Will be responsible for collection of HOA fees and payment of HOA bills
 - Will have HOA check-signing authority.
 - Secretary
 - Will record the minutes for HOA meetings
 - Will coordinate nominations for upcoming elections
 -
- **Committees**
 - Types of committees (e.g., maintenance, social, landscape)
 - The HOA shall create and appoint members to such committees as necessary for property and efficient operation of the HOA.
 - Committee members can consist of any property owner or immediate family member of any property owner within the subdivision.
 - Formation and dissolution of committees
 - The board of directors may, at its discretion, create and dissolve committees through majority vote of the board members.
 - Roles and responsibilities of committee members
 - The board, when creating a committee, shall clarify the roles and responsibilities of the committee.
 - The roles and responsibilities shall be recorded by the secretary in the minutes.

3. Ownership and Management of Open Space

- **Ownership of Open Space**
 - The HOA or property owners' association shall own the open space.
 - Upon recording of the final plat for the subdivision, the developer shall establish a HOA corporation and shall deed the greenspace area to the new HOA corporation.
 - Membership in the association is mandatory and automatic for all homeowners and their successors
 - Owners of lots within the subdivision are required to pay HOA dues to the HOA corporation.

- The association shall have lien authority to ensure the collection of dues from all members.
 - The first board of directors, within 6 months of being elected, shall create a detailed set of bylaws governing the procedures for collection of dues and the allotted time for remittance.
 - Any property owner not complying with the HOA dues payment policy shall be subject to a lien on their property placed by the HOA until such time as the dues are paid in full.
- Responsibility for maintaining the open space and any facilities shall be borne by the HOA or property owners' association.
 - The board of directors of the HOA shall, as they deem appropriate, allocate specific maintenance responsibilities to residents of the subdivision or to contractors.
- **Management Plan Requirements**
 - Allocation of responsibility and guidelines for the maintenance and operation of the open space and any facilities
 - The board of directors may, from time to time, change the procedure for ensuring property maintenance of the common area within Lake Pines and the party(s) responsible for overseeing the maintenance.
 - Provision for ongoing maintenance and long-term capital improvements
 - The board of directors shall determine the cost of regular maintenance of the common areas within the subdivision and shall modify the HOA fees as necessary to cover the costs of that maintenance.
 - The initial HOA fee schedule and any subsequent changes to the fee schedule shall be proposed by the board of directors and approved by a majority of the lot owners prior to taking effect.
 - The HOA fees shall be payable on a schedule deemed appropriate by the board of directors.
 - Any long-term capital improvements should be undertaken only after approval of the improvements by a majority vote of all property owners within the development (1 vote per lot).
 - Estimation of costs and staffing requirements for maintenance, operation, and insurance
 - The costs of maintaining the common area within Lake Pines is estimated to be \$2500 per year.
 - Regular maintenance tasks for the open space may include:
 - Inspection of the mail kiosk for damage
 - Repair of any damage to the mail kiosk
 - Ensuring the mail kiosk is properly lit and accessible
 - removal of litter
 - removal of large trees that might fall over adjoining property lines from time to time
 - monitoring the boundaries of the open space to prevent regular trespassing or use by persons not residing within the subdivision.
 - The cost of lighting for the mail kiosk is expected to be about \$600 per year

- The cost of basic supplies and communication for proper operation of the board of directors is expected to be \$1000 per year
- The cost of \$1,000,000 of liability insurance for 27 wooded, undeveloped acres of common area is expected to be about \$1000 per year.
- The total budget of the HOA for maintenance, lighting, and operation is expected to be about \$5100 per year.
- Outline of funding means
 - The board of directors shall use proceeds from HOA fees to fund necessary maintenance of the open space areas
- Any changes to the plan should be approved by the Jasper County board of commissioners if this requirement is determined to be legal by the county attorney.
- Enforcement provisions for the plan
 - The board of directors of the HOA shall be responsible for monitoring and enforcement of the HOA policies and procedures.

4. Common Area Maintenance

- **Responsibility**
 - Identification of areas considered common property
 - The common areas to be owned by the HOA are identified on the preliminary plat for Lake Pines and shall be identified on the final plat for lake pines, which shall be recorded with the Jasper County clerk of court.
 - Designation of maintenance responsibilities
 - The HOA, through the actions and decisions of the HOA board, shall be responsible for all maintenance of the common areas. No lot owner shall be responsible for any portion of the common area, whether adjoining their lot or otherwise.
- **Maintenance Schedule**
 - Frequency of maintenance tasks
 - All common areas shall be inspected at least monthly for damage, litter, and similar issues.
 - Common areas shall be inspected or attended-to more frequently at the board's discretion or upon an event resulting in damage to the open space.
 - Process for reporting maintenance issues
 - Any property owner shall report maintenance issues to any member of the board of directors or to any contractor designated for such a role by the board.
 - Contractor selection and oversight
 - The board of directors shall be responsible for selecting and monitoring activities of any contractors hired for maintenance and repair of common areas.
- **County Maintenance Responsibility**
 - In the event of failure by the responsible party to maintain the open space, the county may assume responsibility

- County may enter the premises and take corrective action, including extended maintenance
- Costs incurred by the county may be charged to the HOA or individual property owners
- Costs may become a lien on all subdivision properties or through a special tax district

5. Financial Management

- **Budgeting**
 - In March of each year, the board of directors shall establish an annual budget including all anticipated revenue and expenditures process.
 - Sources of income
 - Anticipated HOA fees or other sources of income shall be included in the budget
 - Expense management
 - Anticipated HOA expenses shall be included in the HOA budget
- **Reserve Funds**
 - Purpose of reserve funds
 - The board may choose to establish a reserve fund for addressing major unanticipated repairs or activities for which the HOA will be responsible
 - Contribution requirements
 - All property owners shall contribute equally (an equal amount for each lot) to any reserve fund established by the board of directors
- **Financial Reporting**
 - Frequency and format of financial reports
 - The treasurer shall provide a basic overview of the status of the HOA finances at each regular meeting of the HOA
 - The treasurer shall provide a detailed annual finance report to the board at least once per year
 - Auditing process
 - The board of directors shall determine the necessity and frequency of external audits of the HOA finances and operation

6. Insurance Coverage

- **Responsibility**
 - The HOA shall purchase \$1,000,000 of liability insurance coverage for any incidents that might occur within the common area
 - HOA insurance will not cover incidents on the nine privately-owned lots.

7. Dispute Resolution

- **Procedure**
 - Steps for addressing conflicts between homeowners and the HOA

- All 9 lot owners shall be members of the HOA and can propose changes in operation, budget, and other actions of the HOA at regular meetings.
- Mediation and arbitration processes
 - If, after attempting to resolve conflicts within the regular meeting structure of the HOA, a homeowner or a minority of homeowners desires to resolve a dispute with the HOA, the aggrieved parties shall first attempt to resolve the conflict through a mediation procedure. The aggrieved parties shall be responsible for payment of an arbitrator satisfactory to both parties.
 - If the arbitration process is unsuccessful in resolving the dispute, the aggrieved party or parties can pursue the issue through the court system.

8. Amendments to the Management Plan

- **Procedure**
 - Process for proposing amendments
 - The HOA, with leadership from its board of directors, may change the procedures and policies of the HOA through majority vote of its 9 lot owners.
 - Voting requirements for approval
 - Decisions by the HOA may be approved by a majority vote of the 9 lot owners. Any meeting where lot-owner votes are to be held must have a quorum of at least 5 lots represented.

9. Communication

- **Methods**
 - Communication between the HOA and the lot owners may be through email, newsletters, meetings, a website, or other means deemed appropriate by the board of directors. All 9 lot owners must be notified of proposed changes to the HOA regular meeting schedule through two-way communication or certified mail or some other method of communication that confirms receipt of the information.
- **Meetings**
 - Frequency and format of HOA meetings
 - Regular HOA meetings shall be held at intervals selected by the board of directors, not to exceed one meeting per month and not less frequently than once per year in February.
 - Special called meetings may be scheduled and announced by the board of directors as necessary to address time-critical issues.
 - Notice requirements and homeowner participation
 - The board secretary is responsible for notification of each of the 9 lot owners at least one week prior to each regular meeting of the HOA with the time and location of the proposed meeting.
 - Lot owners are not required to attend HOA meetings, but must be present to cast votes on decisions made by the HOA.

10. Compliance

- **Regulations**

- Reference should be made to the Official Code of Georgia Annotated and to the ordinances of Jasper County regarding regulations governing homeowners associations.
- The board of directors and members of the Lake Pines HOA shall not take any actions that are in conflict with state and local HOA provisions.

11. Conclusion

- The purpose of the Lake Pines HOA will be to properly manage the common areas of Lake Pines Subdivision to ensure they are safe, attractive, and accessible to the residents of the subdivision.
- The HOA and board of directors shall commit to transparency in all of its actions and operate in a manner beneficial to the residents of Lake Pines Subdivision.

Doug Attaway

From: Robert Jordan <robert@jordan-eng.com>
Sent: Friday, November 15, 2024 2:30 PM
To: Tyson, Brock; Platek, Nick; McCants, Joya C
Cc: Collins, Kedrick; Doug Attaway
Subject: RE: Jasper County: Lake Pines Update for P&Z Submission

Thank you

Robert O. Jordan, PE RLS



From: Tyson, Brock <brtyson@dot.ga.gov>
Sent: Friday, November 15, 2024 2:29 PM
To: Robert Jordan <robert@jordan-eng.com>; Platek, Nick <nick.platek@sap.com>; McCants, Joya C <JMcCants@dot.ga.gov>
Cc: Collins, Kedrick <kecollins@dot.ga.gov>; Doug Attaway <dattaway@jaspercountyga.org>
Subject: RE: Jasper County: Lake Pines Update for P&Z Submission

Robert,
Here is the guidance from GDOT's ICE policy. An ICE would not be required.

Not Required. An ICE is not required under the following circumstances:

- The proposed work does not change the intersection control **OR** increase the footprint of the intersection:
 - A project that will not do any widening where there is no change to intersection geometry or control (e.g., sidewalk/streetscape improvements, bridge replacement resurfacing). If an intersection is being realigned or relocated, an ICE evaluation or ICE waiver request will still be required.
 - The proposed work is part of a signal permit revision where no changes to the physical footprint of the intersection will be made.
- Routine traffic signal timing and equipment maintenance.
- For driveway permits, where the driveway is not a new leg to an already existing intersection, that satisfy either of the following criteria:
 - The driveway is along a divided, multilane roadway where the access will be limited to a closed median (e.g., median opening) with only right-in/right-out access.
 - The driveway is along an undivided roadway and the development will not be required to construct left and right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Local road authorities may choose to require ICE for scenarios beyond those listed above.

Brock M. Tyson, P.E.
Asst. District Traffic Engineer

643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

From: Robert Jordan <robert@jordan-eng.com>
Sent: Friday, November 15, 2024 2:22 PM
To: Tyson, Brock <brtyson@dot.ga.gov>; Platek, Nick <nick.platek@sap.com>; McCants, Joya C <JMcCants@dot.ga.gov>
Cc: Collins, Kedrick <kecollins@dot.ga.gov>; Doug Attaway <dattaway@jaspercountyga.org>
Subject: RE: Jasper County: Lake Pines Update for P&Z Submission

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Brock,

At the end of the review process for the prior decel lane design at Landers Lane, there was a requirement from GDOT for an intersection alternatives analysis process. Can you confirm that Mr. Platek will not need to submit an alternatives analysis to accompany our plans for the proposed improvements?

Thank you,
Robert

Robert O. Jordan, PE RLS



From: Tyson, Brock <brtyson@dot.ga.gov>
Sent: Friday, November 15, 2024 2:11 PM
To: Platek, Nick <nick.platek@sap.com>; McCants, Joya C <JMcCants@dot.ga.gov>
Cc: Collins, Kedrick <kecollins@dot.ga.gov>; Doug Attaway <dattaway@jaspercountyga.org>; Robert Jordan <robert@jordan-eng.com>
Subject: RE: Jasper County: Lake Pines Update for P&Z Submission

Hi Nick,

Based on the existing traffic counts and generation, it doesn't appear that auxiliary lanes will be warranted with the additional development as the number of proposed homes have been reduced to 9. As discussed, the access connection(Landers Lane) to SR 212 shall be 24' wide to accommodate 2-way traffic and will be considered commercial access. A commercial driveway/special encroachment permit will be required to modify the existing access. I am including our checklist for your use and please make a formal submission in GPAS once you are ready to apply for permitting. Please let us know if you have questions.

Thanks,
Brock

<https://gpas.dot.ga.gov/>

Brock M. Tyson, P.E.
Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

From: Platek, Nick <nick.platek@sap.com>
Sent: Thursday, October 24, 2024 4:33 PM
To: Tyson, Brock <brtyson@dot.ga.gov>; McCants, Joya C <JMcCants@dot.ga.gov>
Cc: Collins, Kedrick <kecollins@dot.ga.gov>; Doug Attaway <dattaway@jaspercountyga.org>; Robert Jordan <robert@jordan-eng.com>
Subject: RE: Jasper County: Lake Pines Update for P&Z Submission

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Hi Brock,

We did a traffic count November of last year. Hard data and report is attached.

Key Details:

- The manual count was taken over an 18 hour period on Wednesday November 15th
- Each turn in and turnout was documented (Raw data included in the report)
- Based on the data the findings are as follows:
 1. Total number of Current Houses: 12
 2. Total Round Trips Per Day: 52.5
 3. Total Round Trips per Day Per House: 4.375
 4. 52% of the traffic turned in and 48% of the traffic turned out
 5. Of the turn ins 63% came from the right and 37% came in from the left

**Ignore the future traffic forecasts on that report as the quantity of houses proposed was higher last year than this year (Down from 27 to 21)

Best,
Nick

From: Tyson, Brock <brtyson@dot.ga.gov>
Sent: Thursday, October 24, 2024 4:27 PM
To: Platek, Nick <nick.platek@sap.com>; McCants, Joya C <JMcCants@dot.ga.gov>
Cc: Collins, Kedrick <kecollins@dot.ga.gov>; Doug Attaway <dattaway@jaspercountyga.org>; Robert Jordan <robert@jordan-eng.com>
Subject: RE: Jasper County: Lake Pines Update for P&Z Submission

Hi Nick,
Where are you pulling your 4.375 round trips per house from?
Thanks,
Brock

Brock M. Tyson, P.E.

Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

From: Platek, Nick <nick.platek@sap.com>
Sent: Thursday, October 24, 2024 4:24 PM
To: Tyson, Brock <brtyson@dot.ga.gov>; McCants, Joya C <JMcCants@dot.ga.gov>
Cc: Collins, Kedrick <kecollins@dot.ga.gov>; Doug Attaway <dattaway@jaspercountyga.org>; Robert Jordan <robert@jordan-eng.com>
Subject: RE: Jasper County: Lake Pines Update for P&Z Submission

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Hi Brock,

Do you have any other questions for me?

We are going in front of Jasper County Planning & Zoning on Nov. 21st with the updated plat and would love the directional support form GDOT.

Best,
Nick

1001 Summit Boulevard #2100
Atlanta, GA 30319
M 513.213.7184
mailto: Nick.Platek@sap.com

From: Platek, Nick <nick.platek@sap.com>
Sent: Tuesday, October 15, 2024 12:14 PM
To: Tyson, Brock <brtyson@dot.ga.gov>; McCants, Joya C <JMcCants@dot.ga.gov>
Cc: Collins, Kedrick <kecollins@dot.ga.gov>; Doug Attaway <dattaway@jaspercountyga.org>; Robert Jordan <robert@jordan-eng.com>
Subject: RE: Jasper County: Lake Pines Update for P&Z Submission

Hi Brock,

I believe you are asking for the follow information based on the traffic study (Updated to reflect the new # of houses):

Future Traffic Forecast based on traffic study:
Existing Houses 12
New Houses 9
Total Houses 21
Round Trip per House 4.375
Total Round Trips Daily 91.77

Total Trips Entering (52%) 47.72
 Total Trips Exiting (48%)
 Total RTV (63% of turn ins) 30.06

GDOT Traffic requirements:

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Based on the reduction in houses, we are significantly below the GDOT RTV thresholds.

Let me know if you are looking for any other information.

Best,
 Nick

From: Tyson, Brock <brtyson@dot.ga.gov>
Sent: Tuesday, October 15, 2024 11:26 AM
To: Platek, Nick <nick.platek@sap.com>; McCants, Joya C <JMcCants@dot.ga.gov>
Cc: Collins, Kedrick <kecollins@dot.ga.gov>; Doug Attaway <dattaway@jaspercountyga.org>; Robert Jordan <robert@jordan-eng.com>
Subject: RE: Jasper County: Lake Pines Update for P&Z Submission

Nick,
 Can you include the trip gen/distribution we discussed?
 Thanks,
 Brock

Brock M. Tyson, P.E.
 Asst. District Traffic Engineer



643 Highway 15 South
 Tennille, GA, 31089
 Office 478-553-3366

From: Platek, Nick <nick.platek@sap.com>
Sent: Thursday, October 10, 2024 11:15 AM

To: Tyson, Brock <brtyson@dot.ga.gov>; McCants, Joya C <JMcCants@dot.ga.gov>
Cc: Collins, Kedrick <kecollins@dot.ga.gov>; Doug Attaway <dattaway@jaspercountyga.org>; Robert Jordan <robert@jordan-eng.com>
Subject: Jasper County: Lake Pines Update for P&Z Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Brock and Joya,

It was great speaking with you this morning. As discussed, I've attached the updated development plans submitted for preliminary plat approval with Jasper County Planning and Zoning. The P&Z review meeting is scheduled for November 21st.

As part of this presentation, I would like to include communication from GDOT showing support for the development.

Key Details Requested:

1. **Current Existing House Count:** 12 Homes
 - 4 on Waters Branch Road
 - 8 on Graphic View Road
2. **Planned Addition:** 9 Homes
3. **Total Future Home Count:** 21 Homes
4. **Greenspace Allocation:** Approximately 27 acres, which will remain undeveloped and placed into conservation.

Meeting the GDOT standard for road width at the entrance is something we've discussed and will accommodate.

Would it be possible for you to send an email or letter supporting the direction of our development?

Thank you for your continued support over the past few years. We're getting close!

Best,
Nick

Nick Platek

1001 Summit Boulevard #2100
Atlanta, GA 30319
M 513.213.7184
mailto: Nick.Platek@sap.com

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

Business Item 1:

Agenda Request – Jasper County BOC

Department: Planning & Zoning

Date: January 6, 2025

Subject: Preliminary Plat 24-001, Lake Pines Subdivision off Landers Lane.

Summary: The 62.19 acres comprise of three parcels of land that are designed to be a conservation subdivision with a total of 9 lots. The property has road frontage on Hwy 212 W, Landers Lane, and Graphic View Drive. The property is currently zoned RES and the density is one primary dwelling unit per five acres.

Background: The Planning & Zoning Board voted 5-0 to recommend the preliminary plat with the following changes, identify greenspace as open space, add a lot frontage table, identify the non-buildable buffers in the green space, and place the CBU (mail Kiosk) outside of the right of way.

Cost: N/A

Recommended Motion: Board Discretion

Public Hearing 2:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: January 6, 2025

Subject: Land Division Plat off Hwy 212 W

Summary: 22.07 acres requesting to be subdivided off of Hwy 212 W. The applicant has exceeded the administrative limits allowed within the past 24 months for dividing land under the minor plat ordinance.

Background: The Planning & Zoning Board voted to recommend the Land Division Plat with a 4-0 vote

FOR CLERK'S OFFICE USE

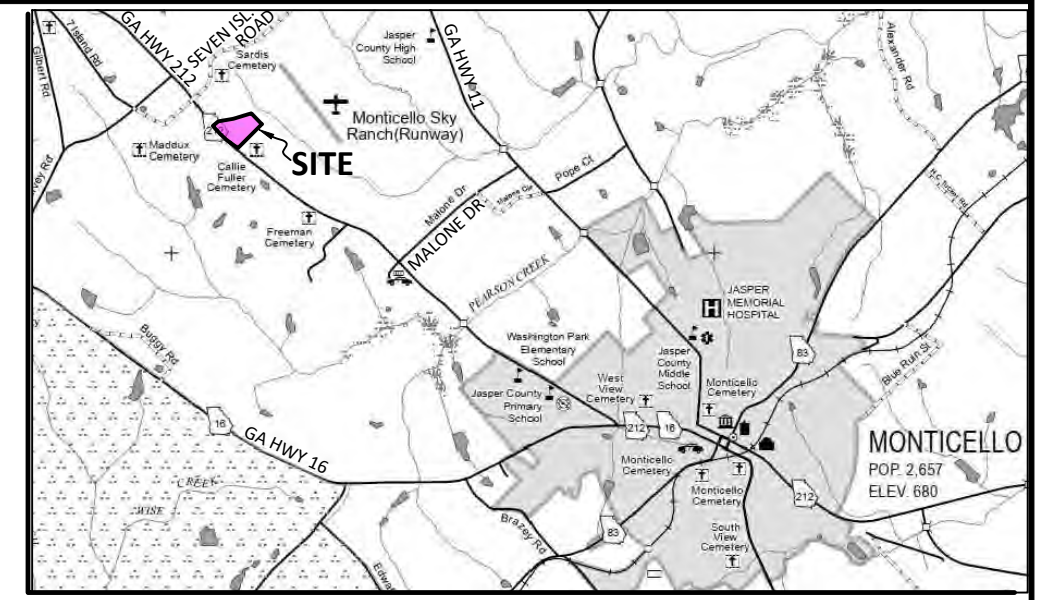
SURVEYOR'S CERTIFICATION
 As required by subsection (d) of O.C.G.A. 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Robert O. Jordan
 Robert O. Jordan, GA RLS 2902

3
 DENOTES PAINTED TREES, FENCE, OR OTHER EVIDENCE NEAR THE PROPERTY LINE. SEE CODE BELOW. THE NUMBER IS FEET FROM THE LINE AND ARROW IS DIRECTION FROM LINE EVIDENCE FOUND.
 TP: STEEL TEE POST O: ORANGE PAINT
 B: BLUE PAINT W: WHITE PAINT
 Y: YELLOW PAINT BW: BARBED WIRE
 R: RED PAINT HW: HOG WIRE

TOTAL ROAD FRONTAGE
 TRACT C1 - 743.49 FEET
 TRACT C2 - 346.72 FEET

THE TOTAL AREA OF TRACTS C1 AND C2 IS 22.07 ACRES



SUBJECT PROPERTY INFORMATION:
 CURRENT OWNERS: ROBERT KEITH BENTLEY AND LYNN MOSELEY BENTLEY
 DEED RECORD: D.B. 909, p. 112
 PLAT RECORD: P.B. 6, p. 447
 TAX RECORD: TAX PARCEL 027 041

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,670 FEET, AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 248,986 FEET FOR TRACT C1 AND 1 FOOT IN 116,045 FEET FOR TRACT C2.

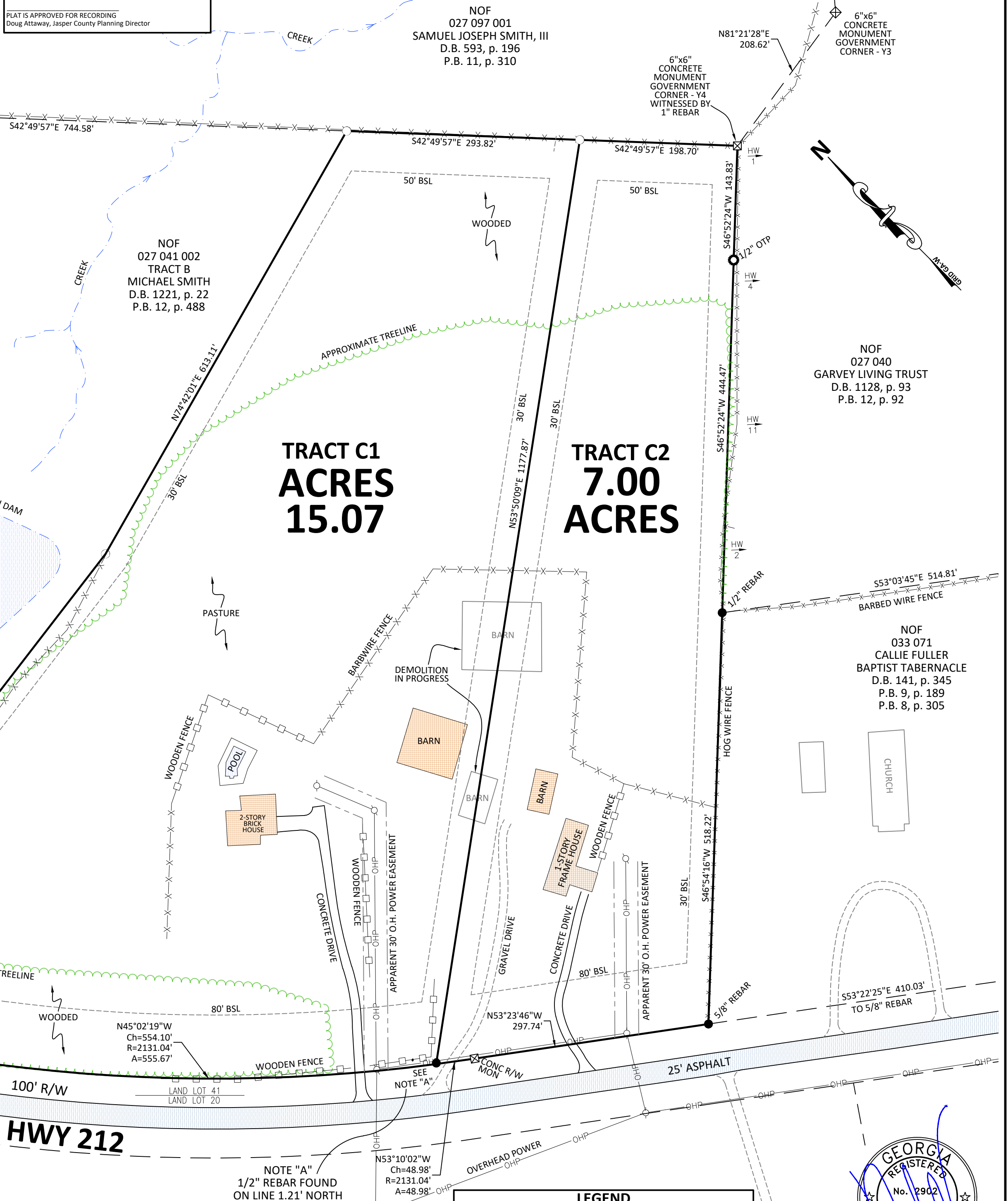
FIELD DATA WAS COLLECTED USING A TOPCON GM52 TOTAL STATION AND A JAVAD TRIUMPH-LS+ DUAL-FREQUENCY RTK GNSS RECEIVER REFERENCING THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN JUNE 2024.

NO PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13159C 0130D 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).



NOF 027 041 002 TRACT B MICHAEL SMITH D.B. 1221, p. 22 P.B. 12, p. 488

NOF 027 041 002 TRACT B MICHAEL SMITH D.B. 1221, p. 22 P.B. 12, p. 488

NOF 027 097 001 SAMUEL JOSEPH SMITH, III D.B. 593, p. 196 P.B. 11, p. 310

NOF 027 040 GARVEY LIVING TRUST D.B. 1128, p. 93 P.B. 12, p. 92

NOF 033 071 CALLIE FULLER BAPTIST TABERNACLE D.B. 141, p. 345 P.B. 9, p. 189 P.B. 8, p. 305

TIE: S40°44'49"E 908.98'
 FROM A PK NAIL AT THE INTERSECTION OF HWY 212 AND SEVEN ISLANDS RD HAVING COORDINATES N: 1212180.04 E: 2427671.96

PROPERTY DIVISION SURVEY FOR
ROBERT KEITH BENTLEY AND LYNN MOSELEY BENTLEY
 LAND LOT 41, DISTRICT 16
 GEORGIA MILITIA DISTRICT 379
 JASPER COUNTY, GEORGIA

NOF 033 051 02A TIMOTHY O'BRIEN CAMP D.B. 984, p. 210 P.B. 11, p. 643

LEGEND

● OPEN-TOP PIPE FOUND	P.O.B. POINT OF BEGINNING
○ SOLID ROD (REBAR) FOUND	P.O.R. POINT OF REFERENCE
⊠ CONCRETE MONUMENT FD	NOF NOW OR FORMERLY
○ 1/2" SOLID ROD (REBAR) SET	D.B. DEED BOOK
⊙ BEARING CHANGE (NO PIN SET)	P.B. PLAT BOOK
⊙ SURVEYOR'S PK NAIL SET	LL LAND LOT
○ POWER POLE	OTF OPEN-TOP PIPE
— SUBJECT PROPERTY BOUNDARY	CMF CONCRETE MON FND
- - - ADJOINING PROPERTY BOUNDARY	
- - - EASEMENT	
- - - OVERHEAD POWER	
- - - CREEK OR SHORLINE	
- - - WIRE FENCE	
- - - APPROX. TREELINE	
- - - EDGE OF GRAVEL/DIRT	
□ STRUCTURE	
○ SURFACE WATER	
— ASPHALT	

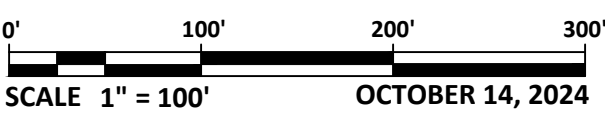


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Business Item 2:

Agenda Request 2– Jasper County BOC

Department: Planning & Zoning

Date: January 6, 024

Subject: Land Division Plat off Hwy 212 W

Summary: 22.07 acres requesting to be subdivided off of Hwy 212 W. The applicant has exceeded the administrative limits allowed within the past 24 months for dividing land under the minor plat ordinance.

Background: The Planning & Zoning Board voted to recommend the Land Division Plat with a 4-0 vote

Cost: N/A

Recommended Motion: Board Discretion

Public Hearing 3:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: January 6, 2025

Subject: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-383. -Walls, fences and planting. Removing R-1, R-2, RL, RL-1, and RL-3 zoning and replacing with RES zoning.

Summary: The Board of Commissioners voted to remove R-1, R-2, RL, RL-1, and RL-3 zoning on March 6, 2023.

Background: The Planning & Zoning Board voted 5-0 to recommend the ordinance amendment

Sec. 119-383. Walls, fences and planting.

Walls and fences and ornamental trees and shrubs may be located within the yards except:

- (1) In any ~~R-1, R-2, RL-1, RL-2, or RL-3~~ **RES** district, no wall or fence in a front yard shall exceed a height of four feet and shall not exceed eight feet in height in any side or rear yard.
- (2) In all districts, no fence, wall, shrubbery, sign, marquee, or other obstruction to vision between the heights of three feet and 15 feet shall be permitted within 20 feet of the intersection of the right-of-way lines of two streets or of a street intersection with a railroad right-of-way line.

(Ord. of 7-20-2009, § 74)

Business Item 3:

Agenda Request 3 – Jasper County BOC

Department: Planning & Zoning

Date: January 6, 024

Subject: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-383. -Walls, fences and planting. Removing R-1, R-2, RL, RL-1, and RL-3 zoning and replacing with RES zoning.

Summary: The Board of Commissioners voted to remove R-1, R-2, RL, RL-1, and RL-3 zoning on March 6, 2023.

Background: The Planning & Zoning Board voted 5-0 to recommend the ordinance amendment.

Cost: N/A

Recommended Motion: Board Discretion

Public Hearing 4:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: January 6, 2025

Subject: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-391.- Required Buffer Areas. Removing RR, R-1, R-2, and V-P zoning and replacing with RES zoning..

Summary: The Board of Commissioners voted to remove R-1, R-2, and V-P zoning on March 6, 2023 and R-R zoning on May 6, 2024

Background: The Planning & Zoning Board voted 5-0 to recommend the ordinance amendment.

Sec. 119-391. Required buffer areas.

Buffer areas shall be established and maintained by the property owner under the following provisions:

- (1) A 50-foot-wide buffer area which provides visual screening and may be required to provide a screening fence or wall on the interior edge of the buffer shall be established and maintained by the owner in any required side or rear yard when a development in a C-1, C-2 or M district adjoins ~~RR, R-2, R-1, or V-P~~ RES zoning district. Minimum fence or wall height shall be six feet.
- (2) The requirements for a fence or wall may be waived by the director of planning upon presentation of field survey analysis prepared by a licensed architect, landscape architect, or engineer demonstrating that construction of the fence or wall would destroy existing vegetation which, in itself, provides visual screening between the development and the adjoining residential district.
- (3) Required buffer areas shall be maintained as a planted area, using existing vegetation or, when required, additional plantings as provided in this section.
- (4) Required buffer areas shall be appropriately landscaped with trees and shrubs and may be enhanced with flowers, grass, stone, rocks and other natural landscaping materials.
- (5) Required buffer areas shall not be used for parking or a structure other than a fence or drainage improvements required by the county. However, a buffer area may be used for vehicular access and utility easements if these are constructed approximately perpendicular to the greater distance of the buffer area. Buffers may also contain drainage improvements required by the county based upon competent engineering studies showing the improvements to be necessary, if approved by the county engineer.
- (6) Except as otherwise provided, the natural topography of the land shall be preserved and natural growth shall not be disturbed beyond that which is necessary to prevent a nuisance, to thin natural growth where too dense for normal growth, or to remove diseased, misshapen or dangerous and decayed timbers. However, a slope easement may be cleared and graded where required to prevent soil erosion upon approval of the public works director; this easement may cover no more than 20 percent of the required buffer space, and shall be immediately replanted upon completion of easement improvements.
- (7) Where the conditions described in subsection (6) of this section cannot be met by reason of the topography of the land or due to the prior removal or lack of vegetation and foliage, the owner of the buffer area shall install a permanent screen of evergreen plantings, so designed and developed to provide visual screening between the property described herein. These plantings shall consist of a mix of hardwoods and evergreens indigenous to the state's Piedmont area in order to mirror what is native and will sustain life in the Piedmont area. These plantings shall not be less than six feet in height, or trees or shrubs what will, in normal growth, attain a height of six feet within three years. The following plants are suggested, but not limited to, for this purpose: Southern Magnolia, Eastern Red Cedar, Sassafras, Maple, and Poplar. A certified master gardener, landscape architect, or the UGA Extension Service may be consulted for additional planting recommendations. Other plants may be suitable, provided they can form a hardy screen, dense enough and high enough both to interrupt vision and diffuse the transmission of sound. Plants selected should not be exotic or invasive.
- (8) Any grading, improvements or construction adjacent thereto shall be conducted far enough from the buffer area so as not to disturb or encroach upon trees within the buffer area.
- (9) Required buffer areas shall be designated on each subdivision plat, concept plan, or construction plan and shall be recorded as a permanent easement.

(Ord. of 7-20-2009, § 82)

Business Item 4:

Agenda Request 4 – Jasper County BOC

Department: Planning & Zoning

Date: January 6, 2024

Subject: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-391.- Required Buffer Areas. Removing RR, R-1, R-2, and V-P zoning and replacing with RES zoning.

Summary: The Board of Commissioners voted to remove R-1, R-2, and V-P zoning on March 6, 2023 and R-R zoning on May 6, 2024

Background: The Planning & Zoning Board voted 5-0 to recommend the ordinance amendment.

Cost: N/A

Recommended Motion: Board Discretion

Presentations/Delegations – Jasper County BOC

Date: January 6, 2025

Subject: Recognition of Barbara Jo Cook’s Service to Jasper County

A RESOLUTION

Honoring and Recognizing Barbara Jo Cook for Her Outstanding Contributions and Dedicated Service to Jasper County, Georgia and Southern Crescent Technical College

WHEREAS, Barbara Jo Cook has faithfully and diligently served the State of Georgia for over 45 years, dedicating her professional life to education and workforce development, including numerous leadership roles at Southern Crescent Technical College, such as Vice President of Institutional Advancement, Provost, Academic Dean, Department Chair, and Instructor; and

WHEREAS, she has demonstrated steadfast commitment to the goals, vision, and mission of Southern Crescent Technical College, and her exceptional dedication was recognized when she was named the state winner of the Rick Perkins Award of Excellence in Technical Instruction in 2001; and

WHEREAS, at Southern Crescent Technical College, she played a pivotal role in developing the first state curriculum in English for developmental studies, facilitating accreditation processes, expanding the College Foundation's assets to over \$5.65 million, and spearheading numerous successful fundraising events; and

WHEREAS, her efforts have been instrumental in securing major gifts for the College's Foundation, including the largest cash donation of \$1,000,000 from the Dundee Community Association, and achieving Role Model status for the College's Foundation for ten consecutive years; and

WHEREAS, her personal and professional life exemplifies dedication to education, service, and

NOW, THEREFORE, BE IT RESOLVED, that the Jasper County Board of Commissioners hereby honors and recognizes Barbara Jo Cook for her extraordinary contributions to Jasper County, her unwavering commitment to Southern Crescent Technical College, and her impactful legacy in education and community service.

BE IT FURTHER RESOLVED, that a copy of this resolution be presented to Barbara Jo Cook as a token of gratitude and appreciation for her exemplary service.

Bruce Henry, Chairman

Sheila Jefferson, Clerk

Business Item 5:

Appointments –

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: January 6, 2025

Subject: Appointment of Chairman

Summary:

The County Charter states in Section 1C that: the board of commissioners shall, at its first meeting in January, elect a chairman from among its membership to serve for a one-year term.

Background:

Same as Above

Cost: None

Recommended Motion:

Board Discretion

Business Item 6:

Appointments –

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: January 6, 2025

Subject: Appointment of Vice-Chairman

Summary:

The County Charter states in Section 1C that: the board of commissioners shall, at its first meeting in January, elect a vice-chairman from among its membership to serve for a one-year term.

Background:

Same as Above

Cost: None

Recommended Motion:

Board Discretion

Business Item 7:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: January 6, 2025

Subject: Appointment of County Attorney

Summary:

The County Attorney Appointment is done at the first meeting each year for the attorney to serve for a one-year term.

Staff recommends appointing The Nelson Law Group as county attorney for 2025.

Background:

Cost: None

Recommended Motion:

Appoint The Nelson Law Group as the county attorney for 2025.

Business Item 8:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: January 6, 2026

Subject: Appointment of County Clerk

Summary:

The Board of Commissioners needs to designate a County Clerk to serve for a one-year term.

Staff recommends appointing Sheila Jefferson as County Clerk.

Background:

Cost:

Recommended Motion:

Appoint Sheila Jefferson as County Clerk for 2025.

Business Item 9:

Agenda Request – Jasper County BOC

Department: Emergency Management Agency

Date: January 6, 2025

Subject: 2025 Hazard Mitigation Plan Update RFP Planning

Summary:

The State of Georgia and FEMA require Jasper County to maintain a current and up-to-date Mitigation Plan. The current plan is about to expire and must be rewritten to meet new FEMA and State of Georgia requirements. Jasper County has received a Mitigation planning reimbursement grant to complete this work. The request is to move forward with this bidding process and plan.

Background:

Jasper County has accepted the reimbursement grant to complete this work. Time is of the essence to maintain Jasper County's eligibility for mitigation grant projects.

Cost:

\$22,000 reimbursement grant

Recommended Motion:

Approve EMA to bid out services to update the Jasper County Mitigation Plan to be funded by a FEMA reimbursement grant.

GEORGIA EMERGENCY MANAGEMENT AND HOMELAND SECURITY AGENCY

BRIAN P. KEMP
GOVERNOR



JAMES C. STALLINGS
DIRECTOR

March 12, 2024

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

Dear Commissioner Henry,

On behalf of Governor Brian Kemp, it is my pleasure to inform you that a Hazard Mitigation Grant Program (HMGP) Award has been approved by the Federal Emergency Management Agency. The grant will be used to update the Jasper County Multi-Jurisdictional Hazard Mitigation Plan to meet the federal requirements of the Disaster Mitigation Act of 2000. The total approved cost is \$23,936.17 with a federal share of \$21,542.55, a state share of \$957.45, a local share of \$1,436.17 and Subrecipient Management cost of \$1,506.86.

These funds are subject to the execution of the enclosed Recipient-Subrecipient Agreement. Please keep in mind that your current Hazard Mitigation Plan will expire on February 24, 2026. The end date of this grant is May 2, 2026. In order to keep your current plan active and meet the end date of this grant, please submit an initial draft to your assigned Hazard Mitigation Planner at least six months prior to the earliest of either the plan expiration date or the grant end date.

Please sign and return the agreement, and a fully executed copy will be returned to you later for your files.

Thank you for your commitment to protect Georgia Citizens. I appreciate your efforts to ensure that Georgia continues to be a safer place for us to live and raise our families. By working together, we are continuing to reduce the impacts caused by natural hazards. Should you have any questions regarding this grant, please contact Stephen Clark, Hazard Mitigation Manager, at (404) 635-4573.

Sincerely,

Valarie Grooms for,
James C. Stallings

kc/rl

Enclosures

cc: Ed Westbrook, Director

Jasper County Emergency Management Agency

Collin Hopf, Area Coordinator

Georgia Emergency Management and Homeland Security Agency

HAZARD MITIGATION GRANT PROGRAM Recipient-Subrecipient Agreement

On March 29, 2020, the President declared that a major disaster exists in the State of Georgia. This declaration was based on the Covid-19 Pandemic. This document is the Recipient-Subrecipient Hazard Mitigation Assistance Agreement for the major disaster, designated FEMA-4501-DR, under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288 as amended by Public Law 100-707, 42 USC 5121 et seq. ("The Act"), in accordance with 2 CFR Part 200, Hazard Mitigation Grant Program. Under this Agreement, the interests and responsibilities of the Recipient, herein after referred to as the State, will be executed by the Georgia Emergency Management and Homeland Security Agency (GEMA/HS). The individual designated to represent the State is Mr. James Stallings, Governor's Authorized Representative. The Subrecipient to this Agreement is Jasper County. The interests and responsibilities of the Subrecipient will be executed by Jasper County's agent, the Subrecipient's Authorized Representative.

1. The following Exhibits are attached and made a part of this agreement:

- Exhibit "A": Hazard Mitigation Grant Program Project Administration Guidelines:
Financial Assistance
- Exhibit "B": Certification Regarding Drug-Free Workplace Requirements
- Exhibit "C": Certification Regarding Lobbying
- Exhibit "D": Scope of Work
- Exhibit "E": HMGP Progress Payment Request Form
- Exhibit "F": Complaint Verification Form
- Exhibit "G": Federal Funding Accountability and Transparency Act Certification

2. Pursuant to Section 404 of the Act, funds are hereby awarded to the Subrecipient on a 90 percent federal cost share and 4 percent state cost share basis for the hazard mitigation project(s) described in Exhibit "D." The Subrecipient shall be responsible for the remaining 6 percent share of any costs incurred under Section 404 of the Act and this Agreement. Allowable costs will be governed by 2 CFR Part 200.
3. If the Subrecipient violates any of the conditions of disaster relief assistance under the Act, this Agreement, or applicable federal and state regulations; the State shall notify the Subrecipient that additional financial assistance for the project in which the violation occurred will be withheld until such violation has been corrected to the satisfaction of the State. In addition, the State may also withhold all or any portion of financial assistance which has been or is to be made available to the Subrecipient for other disaster relief projects under the Act, this or other agreements, and applicable federal and state regulations until adequate corrective action is taken.
4. The Subrecipient agrees that federal or state officials and auditors, or their duly authorized representatives may conduct required audits and examinations. The Subrecipient further agrees that they shall have access to any books, documents, papers and records of any recipients of federal disaster assistance and of any persons or entities which perform any

activity which is reimbursed to any extent with federal or state disaster assistance funds distributed under the authority of the Act and this Agreement.

5. The Subrecipient will establish and maintain an active program of nondiscrimination in disaster assistance as outlined in implementing regulations. This program will encompass all Subrecipient actions pursuant to this Agreement.
6. The Subrecipient agrees that the mitigation planning project contained in this agreement will be completed by Jasper County on or before May 2, 2026. Completion dates may be extended upon justification by the Subrecipient and approval by FEMA and the Governor's Authorized Representative.
7. The written assurances provided by Jasper County pertaining to FEMA's post award approval conditions apply to this Award Agreement and are incorporated by reference.
8. The Subrecipient shall follow Uniform Administrative Requirements for awards found in 2 CFR Part 200 and FEMA HMA (Hazard Mitigation Assistance) program guidance to implement this award
9. There shall be no changes to this Agreement unless mutually agreed upon, in writing, by both parties to the Agreement.

Governor's Authorized
Representative



Subrecipient's Authorized
Representative

Date

6-6-24
Date

JASPER COUNTY EMA



RFP 2025 HAZARD MITIGATION PLAN UPDATE

Advertised: January 2025
Mandatory Pre-Bid: February 2025
Sealed Bids Due: February 28, 2025 @ 10am
Potential Bid Award: March 2025

INVITATION TO BID/REPLY

NOTE: This RFP format must be used for your bid format. All points within the bid package must be answered as either 'Understood and/or Compliant', 'Non-Compliant' or 'Non-Compliant with Alternate Solution Provided'. If you answer with the last selection, you should provide thorough information on your alternate solution. Any point not addressed will be considered incomplete and may result in disqualification.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/ Alternate Solution Provided _____

General Instructions:

1. This bid is for a turnkey Hazard Mitigation Plan update. Jasper County is seeking a Plan Writer / Planner to conduct all required meetings, gather all needed information, document all needed items, and handle all budgetary needs including financial monitoring/documentation to ensure match is met, payments are requested and received by Jasper County and in closing produce a GEMA and a FEMA approved Jasper County Hazard Mitigation Plan update utilizing the existing plan. All work and all needed to gain a state and federally approved plan must be handled by the winning Planner. The EMA Director will aid in the coordination but should not be required to do most of the work. In addition, this plan must be completed and submitted to GEMA and FEMA on or before October 1, 2025 in order to gain approval before the current plan expires in 2027.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

2. The invitation is advertised on January 14, 2025. You should report your desire to bid no later than January 25, 2025. To inform us of your intent to bid; please email sward@jasperema911ga.com and call (770) 842-6724. We will conduct a virtual pre-bid meeting on February 11, 2025 at 3pm. Those desiring to bid will be provided the meeting link. This is a mandatory meeting that requires a bidding representative presence. To ask any questions; please send an email to sward@jasperema911ga.com

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

3. All bids must be delivered to the Jasper County Commissioners Office which is located inside the Jasper County Courthouse at 126 West Green Street, Monticello, Georgia 31064. You must include 2 copies of your bid and they must be delivered sealed and properly labeled with the following title: RFP 2025 Hazard Mitigation Plan Update. They must be delivered in a sealed package, on or before 10:00 o'clock A.M., on February 28, 2025.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

4. Pricing proposals must be on the Bidder Response Form(s) attached, with explanations, if necessary, on separate identified sheets, and must state the total bid "expected not to exceed" price with a breakdown of price for each option.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

5. Bids will be opened on February 28, 2025 at 10:00am at the Jasper County Courthouse in the Board of Commissioners meeting room. It is not required that Bidder be present as no decision will be made at the opening.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

6. Bid award will be announced following the approval by the Board of Commissioners. It is imperative that you ensure that your bid is valid for a minimum time of 60 to 180-days past opening. This will allow time to review the entire bid package, make install adjustments for any inclement weather and either make award or reissue the RFP.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

7. Jasper County incurs no obligation by extending this invitation and all RFP responses will be received without obligation, and Jasper County will not incur any costs associated with the submission of a bid.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

8. Bids will not be refused or rejected for minor errors, but not utilizing the bid forms and responding point by point as requested, will result in "the bid being rejected". It is the bidder's responsibility to seek clarification to any question concerning the bid prior to submission of the bid, from the supervisor above named.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

9. Jasper County reserves the right to reject any and all bid responses.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

10. The bid is expected to be awarded to the lowest responsible bidder, considering price, meeting or exceeding specifications, growth potential, flexibility to meet changing technology, redundancy, overall capability, additional features available, and the following elements:

- a. Quality of workmanship
- b. Correctness, Timeliness, Attention to Detail, Performance, Dependability and Reliability
- c. Minimum completion time
- d. Current references

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

11. Any other terms, costs, conditions, or options that would affect your bid that have not been requested or specified in the RFP package must be noted and included in the submitted bid response.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

12. All persons working for the winning bidder will conduct him or herself in a professional manner at all times.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

13. Jasper County reserves the right to make modifications in specifications and/or conditions prior to response opening if deemed necessary, in which event, all bidders will be timely notified, and the time for responses extended. Failure to respond as requested may result in the elimination of your entire response from consideration.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

14. Each bid responder will submit current references, with names, addresses and telephone numbers of entities for which the responder has gained a FEMA approved Hazard Mitigation Plan both in the past and currently.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

15. The winning bidder will provide coordination for all phases from onset to final approval by FEMA. This will also include any needed and appropriate meetings, research, compilation, public involvement, and any efforts to successfully complete the full project. The ability to effectively work together is tantamount to the success of the project. Jasper County EMA Director will be the primary point of contact for the work.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

16. The bidder will provide a plan to have the new Jasper County Hazard Mitigation submitted to GEMA and FEMA by February 2026 in order to work to have it approved by the state and federal government by February 2026. It is vital that all progress be communicated to all throughout the process to ensure that plans can be made should problems be encountered. It is understood that the winning bidder will not be held responsible if there is a delay in Jasper County cooperation, State approval processes, or FEMA's approval processes for reasons not the fault of the winning bidder. Nor will the winning bidder be penalized for early completion.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

17. The bidder submitting the bid shall be responsible for all aspects of the project. The bidder will designate and identify a Project Manager with whom Jasper County EMA Director or designee will communicate. The Project Manager shall be available at all times during the project and onsite during work.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

18. The end product must be in color and professional in nature. All required copies and attachments are the winning bidder's responsibility to submit to the proper parties. Jasper County EMA and Commissioners should receive a minimum of seven (7) color copies along with additional digital copies that can be formatted when the project is completed.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

19. Jasper County reserves the right to reject any subcontractors as may be required.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

20. Reports, plans, data, statistics, specifications, data extracted/converted/exported, and other supporting records compiled or prepared in the preparation of the product or in the performance of the support/services required by this contract, shall be the absolute property of Jasper County and shall not be used by the Contractor for purposes unrelated to this contract without the prior written approval of Jasper County. Such original documents shall be turned over to Jasper County upon completion of the contract except the Contractor shall have the right to retain copies of the same as needed only for support.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

21. Jasper County reserves the right to cancel the contract and discontinue the services with a thirty (30) day written notice as a result of the failure of the Contractor to provide acceptable work and services as delineated in the response to this document.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

22. It is agreed that the Contractor will not assign, transfer, convey, or otherwise dispose of a contract that may result from this bid or his right, title, or interest in or to the same, or any part thereof, without written consent of Jasper County.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

23. To the fullest extent permitted by law, the Contractor will indemnify, defend, and hold Jasper County harmless from and against any and all claims, damages, losses, and expenses, including, but not limited to, fees and charges of attorneys and court and arbitration costs, arising out of or resulting from the negligent acts, negligent omissions, willful misconduct, or reckless misconduct of the Contractor or anyone for whom the Contractor is responsible.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

24. Bidder Certification and Price forms must be filled out. A contractor affidavit such as the example shown herein must be provided by the winning bidder. All forms are located at the end of this document. Failure to fill these out may mean disqualification.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

25. Payments to the bidder will be made in stages as long as sufficient progress is made; sufficient progress is determined by GEMA, Jasper County, and Planner's agreed upon benchmarks at kick-off. It is expected that a maximum of four (4) to five (5) stages will be needed; the final stage will not be paid until a FEMA approved plan is received and final copies are distributed to Jasper County.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

26. The following minimum qualifications apply for all bidders and shall be submitted at the time of the bid:

- Worker’s Compensation Insurance during the term of the contract.
- Liability Insurance, with a minimum coverage of \$1,000,000 per occurrence during the term of the contract.
- A copy of the Business License from the City/County where the business resides.
- A completed W-9.
- A completed E-Verify Affidavit.
- Compliance with all federal, state, and local laws.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

27. Evaluation of proposals will include the following during administrative reviews and will aid in determining recommendations that are made for award:

- a. Was the proposal submitted by the deadline?
- b. Was the proposal formatted, answered point by point, sealed, and labeled as required?
- c. Does the bidder display that they will maintain quality of workmanship and excellence in service and support?
- d. Can they meet the acquisition time?
- e. Cost?

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

SCOPE OF THE PROJECT:

The bidder will be responsible for providing a State and Federally approved Jasper County Hazard Mitigation Plan. All details, steps, processes, and requirements to ensure that this happens are fully the responsibility of the winning bidder.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

ACCEPTANCE:

Payment will be made at the rate of 15% on award and increase on completion of each stage by 5%. (Payment One 15%; Payment Two 20%; Payment Three 25%; Payment Four 30%; Final Payment on FEMA approval and distribution of plan.) It is the responsibility of the winning bidder to submit invoices when benchmarks have been met in order to receive payment. The winning bidder will also aid Jasper County in submitting invoices and payment requests to GEMA for reimbursement of expended amounts.

Understood and/or Compliant _____ Non-Compliant _____ Non-Compliant/Alternate Solution Provided _____

BIDDER'S CERTIFICATION
RFP 2025 Hazard Mitigation Plan Update

I certify that this Proposal is submitted without prior understanding, agreement, or connection with any corporation, firm, or person submitting a Proposal for the same goods/services and is in all respects fair and without collusion or fraud. I understand that collusive bidding is a violation of state and Federal law and can result in fines, prison sentences, and civil damages awards. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.

Bidder Information Name and Mailing Address

(Type or Print) (Where to Send Payment)

Name of Company

Address

City, State, & Zip Code

Phone Number

Fax #

Email Address

OR

Tax ID Number

Social Security Number

Name & Title of Person Authorized to Sign

Name

SIGNATURE

Title

The following minimum qualifications apply for all bidders and shall be submitted at the time of the bid:

1. Worker's Compensation Insurance during the term of the contract.
2. Liability Insurance, with a minimum coverage of \$1,000,000 per occurrence during the term of the contract.
3. A copy of a Business License from the City/County where the business resides.
4. A completed W-9.
5. A completed E-Verify Affidavit.
6. Compliance with all federal, state, and local laws.

Proposals or Bids not signed shall be declared as "Non-Responsive"
and may not be considered for award.

EXAMPLE OF BIDDER'S / CONTRACTOR AFFIDAVIT



Jasper County Contractor Affidavit under O.C.G.A. § 13-10 91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of Jasper County has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). The contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Name of Contractor

Name of Project

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
Executed on _____, _____, 202__ in _____ (city). _____ (state)

Signature of Authorized Officer or Agent

Printed name and Title of Authorized Officer of Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 202__

NOTARY PUBLIC

My Commission Expires:

BIDDER PRICE RESPONSE FORM:

RFP 2025 Hazard Mitigation Plan Update

Provide details on an additional sheet if necessary.

1) Total Cost : _____

Business Item 10:

Agenda Request – Jasper County BOC

Department: Emergency Management Agency

Date: January 6, 2025

Subject: Statewide Mutual Aid and Assistance Agreement

Summary:

The State of Georgia maintains this mutual aid agreement through the Georgia Emergency Management Agency/ Office of Homeland Security (GEMA/HS). This agreement meets the requirements set forth by FEMA to allow across-state jurisdictions to assist each other and for those jurisdictions to receive reimbursement for assistance provided. Unlike other mutual aid agreements, this agreement addresses all local jurisdictions and their agencies and services.

Background:

The Georgia State-Wide Mutual Aid Agreement must be renewed every four years. This will be Jasper County's fifth renewal. The City of Monticello and Shady Dale must renew and sign for their jurisdictions.

Cost:

Recommended Motion:

Adopt the Statewide Mutual Aid and Assistance Agreement as presented and authorize chairman to execute.

STATEWIDE MUTUAL AID AND ASSISTANCE AGREEMENT

County/Municipality: Jasper County Georgia

The State of Georgia is vulnerable to a wide range of natural and man-made disasters and emergencies. The Georgia Emergency Management Act, as amended (The Act) gives the local governments of the State the authority to make agreements for mutual aid assistance in emergencies. Pre-existing agreements for mutual aid assistance in emergencies help to ensure the timely provision of mutual aid assistance and the reimbursement of costs incurred by those parties who render such assistance.

This mutual aid agreement is entered pursuant to authorities contained in Articles I through III, Chapter 3, Title 38, Official Code of Georgia Annotated.

ARTICLE I STATEMENT OF AGREEMENT, DEFINITIONS AND AUTHORITIES

This Agreement is made and entered into between the participating political subdivisions, which approve and execute this Agreement, hereinafter called "Participating Parties" and the Georgia Emergency Management and Homeland Security Agency (GEMA/HS). For purposes of this Agreement, the following terms and expressions shall apply:

- (1) "Agreement" means this agreement, generally referred to as the "Statewide Mutual Aid Agreement" (SWMAA).
- (2) "Assistance" includes personnel, equipment, facilities, services, supplies and other resources furnished to a Requesting Party pursuant to this Agreement during an emergency or disaster.
- (3) "Assisting Party" means a party that provides assistance pursuant to this Agreement during an emergency or disaster.
- (4) "Authorized Representative" means a Participating Party's elected or appointed official or employee who has been authorized in writing by that party to request, to offer, or otherwise to provide mutual aid assistance.
- (5) "Participating Party" means a county or municipality of the State of Georgia that has become party to this Agreement by its approval and execution of this agreement.
- (6) "Participating Parties" means the combination of counties and municipalities that have become parties to this Agreement by their approval and execution of this Agreement.
- (7) "Requesting Party" means a party that requests assistance pursuant to this Agreement during an emergency or disaster.

Any term or expression not defined in this Agreement shall have the meaning specified in the Georgia Emergency Management Act, as amended (the Act) and rules promulgated thereunder, unless used in a context that clearly suggests a different meaning.

ARTICLE II
GENERAL PURPOSE

The purpose of this Agreement is to:

1. Provide the framework to support mutual assistance in managing an emergency or disaster occurring within any political subdivision that is a Participating Party, whether arising from natural disaster, technological hazard, human caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, other significant events or homeland security activity; and
2. Identify those persons who are authorized to act on behalf of the Participating Party signing this Agreement as their Authorized Representative(s) concerning the provision of mutual aid resources and requests for mutual aid resources related to any mutual aid assistance sought from another Participating Party, or from or through the State of Georgia. Appendix A of this Agreement shall contain the name(s) of the Participating Party's Authorized Representative for purposes of this Agreement. Appendix A can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. All such amendments to Appendix A shall be done in writing and the Participating Party shall notify GEMA/HS and all other Participating Parties of such amendment within thirty (30) days.

ARTICLE III
ACKNOWLEDGEMENT OF PRINCIPLES

The prompt, full and effective utilization of resources of the Participating Parties, including any resources on hand or available from the State or Federal Government or any other source, that are essential to the safety, care and welfare of the people shall be the underlying principle on which all articles of this Agreement shall be understood.

In the event of a conflict between any provision of this Agreement and any existing intrastate mutual aid agreement affecting a Participating Party, the provisions of this Agreement shall be controlling.

On behalf of the governing authority of each political subdivision of this State participating in the Agreement, the director of emergency management of such political subdivision will be responsible for formulation of the appropriate mutual aid plans and procedures necessary to implement this Agreement.

ARTICLE IV
PARTICIPATING PARTY RESPONSIBILITIES

(a) It shall be the responsibility of each Participating Party to formulate procedures and programs for intergovernmental cooperation in the performance of the responsibilities listed in this Article. In formulating such plans, and in carrying them out, each Participating Party, insofar as practical, shall:

- (1) Protect and assure uninterrupted delivery of services, medicines, water, food, energy and fuel, search and rescue, and critical lifeline equipment, services, and resources, both human and material; and

(2) Inventory and set procedures for the loan and delivery of human and material resources, together with procedures for reimbursement.

(b) Whenever a Participating Party requires mutual aid assistance from another Participating Party and/or the State of Georgia, the Requesting Party may request assistance by:

(1) Contacting the Participating Party who is the owner/operator/employer of the supplies, equipment and/or personnel being sought for mutual aid assistance (the Assisting Party); or

(2) Contacting GEMA/HS to serve as the facilitator of such request for those resources being sought for mutual aid that are owned/operated/employed by Participating Parties (where such Participating Parties have submitted a record of those resources to GEMA/HS for such use); and/or, when such resources being sought for mutual aid are owned/operated/employed directly by the State of Georgia.

The provisions of this Agreement shall only apply to requests for assistance made by an Authorized Representative. Requests may be verbal or in writing. If verbal, the request must be confirmed in writing within 30 days of the verbal request. Requests shall provide the following information:

(1) A description of the emergency service function for which assistance is needed, such as but not limited to fire services, law enforcement, emergency medical, transportation, communications, public works and engineering, building inspection, planning and information assistance, mass care, resource support, health and medical services, damage assessment, volunteer and donated goods and search and rescue; and

(2) The amount and type of personnel, equipment, materials and supplies needed, and a reasonable estimate of the length of time each will be needed; and

(3) The specific place and time for staging of the Assisting Party's response and a point of contact at that location.

The Assisting Party will (a) maintain daily personnel time records, material records and a log of equipment hours (or miles, if appropriate) and (b) report work progress to the Requesting Party at mutually agreed upon intervals.

ARTICLE V LIMITATIONS

Any Participating Party requested to render mutual aid shall take such action as is necessary to provide and make available the resources covered by this Agreement in accordance with the terms hereof; provided that it is understood that the Participating Party who is asked to render aid may withhold resources to the extent necessary to meet the current or anticipated needs of the Participating Party's own political subdivision to remain in compliance with such Participating Party's policy, rule or law.

The Assisting Party's mutual aid resources will continue under the command and control of their own

supervisors, but the organizational units will be under the operational control of the emergency services authorities of the Requesting Party unless the Assisting Party approves an alternative.

In the event the Governor should declare a State of Emergency, any and all provisions of this Agreement which may conflict with the declared State of Emergency shall be superseded by the terms and conditions contained within the State of Emergency.

ARTICLE VI LIABILITY AND IMMUNITY

(a) In accordance with O.C.G.A. § 38-3-35(a), no political subdivision of the state, nor the agents or representatives of the state or any political subdivision thereof, shall be liable for personal injury or property damage sustained by any person appointed or acting as a volunteer emergency management worker or member of any agency engaged in emergency management activity. The foregoing shall not affect the right of any person to receive benefits or compensation to which he might otherwise be entitled under Chapter 9 of Title 34, Code Section 38-3-30, any pension law, or any act of Congress.

(b) In accordance with O.C.G.A. § 38-3-35(b), no political subdivision of the state nor, except in cases of willful misconduct, gross negligence, or bad faith, the employees, agents, or representatives of the state or any political subdivision thereof, nor any volunteer or auxiliary emergency management worker or member of any agency engaged in any emergency management activity complying with or reasonably attempting to comply with Articles 1 through 3, Chapter 3, Title 38, Official Code of Georgia Annotated; or any order, rule, or regulation promulgated pursuant to Articles 1 through 3 of title, or pursuant to any ordinance relating to precautionary measures enacted by any political provisions of Articles 1 through 3 of said chapter and title, or pursuant to any ordinance relating to precautionary measures enacted by any political subdivision of the state shall be liable for the death of or the injury to person or for damage to property as a result of any such activity.

(c) It is the express intent of the parties that the immunities specified in accordance with O.C.G.A. § 38-3-35 shall apply in addition to any other immunity provided by statute or case law.

ARTICLE VII RIGHTS AND PRIVILEGES

In accordance with O.C.G.A. § 38-3-30(a), whenever the employees of any Assisting Party or political subdivision are rendering outside aid pursuant to this agreement and the authority contained in Code Section 38-3-27, the employees shall have the same powers, duties, rights, privileges and immunities as if they were performing their duties in the political subdivisions in which they are normally employed.

ARTICLE VIII REIMBURSEMENT

In accordance with O.C.G.A. § 38-3-30(b), The Requesting Party shall be liable for any loss of or damage to equipment used or placed within the jurisdiction of the Requesting Party and shall pay any expense incurred in the operation and maintenance thereof. No claim for the loss, damage or expense shall be allowed unless, within 60 days after the same is sustained or incurred, an itemized notice of

the claim under oath is served by mail or otherwise upon the designated fiscal officer of the Requesting Party. Appendix B of this Agreement shall contain the name(s) of the Participating Party's designated fiscal officer for purposes of this Agreement. Appendix B can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. Appendix B can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. All such amendments to Appendix B shall be done in writing and the Participating Party shall notify GEMA/HS and all other Participating Parties of such amendment within thirty (30) days.

The Requesting Party shall also pay and reimburse the Assisting Party for the compensation paid to employees furnished by the Assisting Party during the time of the rendition of the aid, as well as the actual travel and per diem expenses of such employees while they are rendering the aid. The reimbursement shall include any amounts paid or due for compensation due to personal injury or death while the employees are engaged in rendering the aid. The term "employee," as used herein, shall mean, and this provision shall apply with equal effect to, paid, volunteer and auxiliary employees and emergency management workers.

Expenses to be reimbursed by the Requesting Party shall include the following:

- (1) Labor costs, which shall include all usual wages, salaries, compensation for hours worked, mobilization and demobilization, the Assisting Party's portion of payroll taxes (as employer), insurance, accrued paid leave and other fringe benefits, but not those amounts paid or due as a benefit to the Assisting Parties personnel under the terms of the Georgia Workers Compensation Act; and
- (2) Equipment costs, which shall include the fair rental value, the cost of fuel and other consumable supplies, service and repairs. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract for insurance, the Requesting Party may deduct such payment from any item or items invoiced; and
- (3) Material costs, which shall include the total reasonable cost for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the benefit of the Requesting Party; and
- (4) Meals, lodging and other related expenses, which shall include charges for meals, lodging and other expenses relating to the provision of assistance pursuant to this Agreement shall be the actual and reasonable costs incurred by the Assisting Party.

The Assisting Party shall maintain records and submit invoices within 60 days for reimbursement as specified hereinabove and the Requesting Party shall pay the invoice no later than 30 days following the invoice date.

ARTICLE IX IMPLEMENTATION

This Agreement shall become operative immediately upon its approval and execution by GEMA/HS and any two political subdivisions of this State; thereafter, this Agreement shall become effective as to any other political subdivision of this State upon its approval and execution by such political subdivision.

Any Participating Party may withdraw from this Agreement by mailing notice of withdrawal, approved by the governing authority of such political subdivision, but no such withdrawal shall take effect until 30 days after the governing authority of the withdrawing political subdivision has given notice in writing of such withdrawal to the governing authorities of all other Participating Parties. Such action shall not relieve the withdrawing political subdivision from obligations assumed hereunder prior to the effective date of withdrawal.

Copies of this Agreement shall, at the time of their approval, be deposited with each of the respective Participating Parties and with GEMA/HS.

ARTICLE X
TERM OF AGREEMENT

This Agreement, once executed, is valid until March 1, 2028. Agreement of the Participating Parties to extend the term of this agreement at any time during the last year of its original term or the last year of any subsequent four-year term shall extend the term of this agreement for four years. Each four-year extension shall constitute a separate agreement.

ARTICLE XI
VALIDITY

If any provision of this Agreement is declared unconstitutional, or the applicability thereof to any person or circumstances is held invalid, the constitutionality of the remainder of this Agreement and the applicability thereof to other persons and circumstances shall not be affected thereby.

Agreed:

Chief Executive Officer - Signature

Chief Executive Officer – Print Name

County/Municipality: _____

Date: _____/_____/_____

GEMA/HS Director – Signature

GEMA/HS Director – Print Name

Date: _____/_____/_____

APPENDIX A
AUTHORIZED REPRESENTATIVE

The below named individual(s), in addition to the chief executive officer, is/are the “Authorized Representative(s)” for _____(county/municipality), and are authorized to request, offer, or otherwise provide and coordinate mutual aid assistance on behalf of the above-named county/municipality:

Print Name

Job Title/Position

Signature of Above Individual

Print Name

Job Title/Position

Signature of Above Individual

Print Name

Job Title/Position

Signature of Above Individual

Chief Executive Officer - Signature

Date: _____/_____/_____

Chief Executive Officer – Print Name

APPENDIX B
DESIGNATED FISCAL OFFICER(S)

The below named individual(s) is/are the “designated fiscal officer(s)” for _____

(county/municipality) for the purpose of reimbursement sought for mutual aid:

Print Name

Job Title/Position

Signature of Above Individual

Print Name

Job Title/Position

Signature of Above Individual

Print Name

Job Title/Position

Signature of Above Individual

Chief Executive Officer - Signature

Date: _____/_____/_____

Chief Executive Officer – Print Name

Business Item 11:

Agenda Request – Jasper County BOC

Department: Planning & Zoning

Date: January 6, 2025

Subject: 2025 Alcohol License Renewals

Summary: -Bear Creek Marina - Restaurant, Application number 2025-A-011 located at 60 Bear Creek Marina Rd, Mansfield, GA 30055. Name of applicant: Donald Wright – Pouring license for distilled spirits, beer, and wine. – Renewal.

Bear Creek Marina - Application number 2025-A-010 located at 62 Bear Creek Marina Rd, Mansfield, GA 30055. Name of applicant Don Wright- Retail license for beer and wine. – Renewal

Background: Bear Creek Marina, and the restaurant have completed and passed updated criminal background checks with no infractions and there have been no complaint calls to 911 relating to alcohol in the year 2024.

Cost: N/A

Recommended Motion: Board Discretion

Business Item 12:

Agenda Request – Jasper County BOC

Department: BOC

Date: January 6, 2025

Subject: Jasper County Library Board Appointments – Azalea Regional Library

Summary:

The Jasper County Library Board of Trustees has one vacancy.

The Board of Commissioners staff advertised the Azalea Regional Library Board vacancies. Ashley Johnson has expressed interest in being appointed to the Library Board of Trustees by the Jasper County Board of Commissioners.

Background:

The Jasper County Library Board of Trustees is a 6-member Board. They serve 6-year terms. The Board of Commissioners currently appoints 4 members.

Cost:

None

Recommended Motion(s):

Board Discretion

JASPER COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Ashley Johnson Home Phone:
Address: [Redacted] Work Phone:
Monticello, GA 31064 Cell Phone: [Redacted]
Occupation: Teacher E-mail: [Redacted]

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

Library

How long have you been a resident of Jasper County? 1yr. 3mos.

Which Jasper County district do you live in?
(1) (2) (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 served on the social circle library board for several years. I am an active member of my community as a mother & teacher.

Are you currently serving on another Board, Committee, Authority or elected position?
Yes NO If Yes, please list.

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

If YES, please use the space below to briefly describe the nature of the crime(s), the date and place of conviction and the legal disposition of the case. Jasper County will not deny employment to any applicant solely because the person has been convicted of a crime. The County, however, may consider the nature, date and circumstances of the offense as well as whether the offense is relevant to the duties of the position applied.

[Blank lines for describing conviction]

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

Yes NO If Yes, please explain.

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

I would love to see more events with better advertising and turnout.

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

Voting on how funds are spent, voting on materials purchased, voting on library programs, etc.


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

I want to serve my community. I want to bring a love for reading to Jasper county youth.

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

10/18/24
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.



Azalea Regional Library System

Serving Greene, Hancock, Jasper, Morgan, Putnam, and Walton Counties

1121 East Avenue
Madison, Georgia 30650

www.azalealibraries.org

Phone: (706) 342-4974
Fax: (706) 342-4510

June 12, 2024

Jasper County Board of Commissioners
Attn: Chairman Bruce Henry
126 West Greene Street
Monticello, GA 31064

Dear Mr. Henry:

The Jasper County Library has a vacancy on its Library Board of Trustees. We request that **Ashley Johnson** be appointed to fill this vacancy for a six year term beginning July 1, 2024, and ending June 30, 2030.

Ms. Johnson is a resident of Jasper County and we feel she would be a good addition to the Jasper County Library Board. She will be a conscientious member of the library board and will be a good representative of the County.

Thank you for your consideration of this request.

Sincerely,

Nancy Condon
Deputy Director

cc: file

Business Item 13:

Agenda Request – Jasper County BOC

Department: BOC

Date: January 6, 2025

Subject: Jasper County Department of Behavioral Health & Disabilities Region 2 Advisory Council Appointment

Summary:

The Georgia Department of Behavioral Health & Disabilities Region 2 comprises 33 counties. The Regional Advisory Councils are constituted by state law to provide representation in the planning process for local stakeholders, specifically consumers and family members of persons needing mental health, developmental disabilities, and addictive diseases services.

Background:

Jasper County is allocated 1 seat on the Advisory Council which is currently vacant. The vacant seat needs representation for a term that expires on 6/30/2026.

We have received one application for the appointment from Ms. Tamieka Carter.

Cost:

None

Recommended Motion(s):

Board Discretion



Georgia Department of Behavioral Health & Developmental Disabilities

Kevin Tanner, Commissioner

Region 2 DBHDD Office

3405 Mike Padgett Highway, Bldg. 3, Augusta, Georgia 30906

Phone: 706-792-7733 Fax: 706-792-7740

Toll Free: 1-866-380-4835

July 29, 2024

Jasper County Clerk of Commissioners
126 West Greene Street
Suite 18
Monticello, GA 31064

Dear Clerk of Commissioners:

The DBHDD Region 2 catchment area is comprised of 33 counties, including the population centers of Richmond, Columbia, Bibb, Clarke, Baldwin, Emanuel and surrounding counties. In addition to Regional Offices, Regional Advisory Councils are constituted by state law to provide representation in the planning process for local stakeholders, especially consumers and family members of persons needing mental health, developmental disabilities, and addictive diseases services. Each county has representation on the Regional Advisory Council in accordance with the county population. The County Commissions, as appointing authorities, are responsible for appointing representatives to the Regional Advisory Council.

Jasper County is allocated 1 seat on the Advisory Council; however, this seat is currently vacant. The vacant seat needs representation for a term that expires 6/30/2026. I would like to request that the Commission put mental health, developmental disabilities, and addictive diseases on the list of priority issues for Jasper County and begin by filling the vacant seat as soon as possible.

I have enclosed a recruitment packet for you to pass along to potential candidates. If you would like additional information about the Region 2 DBHDD Advisory Council, please feel free to contact me.

Thank you very much for your assistance.

Sincerely,

Cheryl Bellardino
Administrative Assistant
DBHDD Region 2 Field Office
3405 Mike Padgett Highway, Bldg. 3, Rm. 89
Augusta, GA 30906
Phone: 706.739.8881
Fax: 706.792.7740
Email Address: Cheryl.Bellardino@dbhdd.ga.gov



DBHDD

Georgia Department of Behavioral Health & Developmental Disabilities
Kevin Tanner, Commissioner

Mental Health, Developmental Disabilities & Addictive Diseases Regional Advisory Council

About Region 2 Regional Advisory Council: The DBHDD Mental Health, Developmental Disabilities & Addictive Diseases Regional Advisory Council represents 33 counties ([region map attached](#)) in the region.

Appointments to Advisory Council: Members are appointed by their county commissioners; they are business and civic leaders with a strong interest in mental health, developmental disabilities and addictive diseases as well as consumers or family members of consumers.

Role & Responsibility: The role of the Regional Advisory Council is to give a voice to consumers and their families and other citizens in the region in assessing needs and recommending priorities for DBHDD services. The Advisory Council makes recommendations to DBHDD about services. Regional Advisory Council members stay informed about local needs and issues and serve as advocates with public officials.

Objective: The main objective of the Advisory Council is to identify community needs and gaps in the current DBHDD service system and to make recommendations based on their findings.

Service Terms: The term of a member of the Advisory Council shall be for a period of **three years** and until the member's successor is appointed and qualified. A member may serve no more than **two consecutive terms**. The term of a Regional Advisory Council member shall terminate upon resignation, death, or inability to serve due to medical infirmity or other incapacity or such other reasonable condition as the Regional Advisory Council may impose under its bylaws. Vacancies on the Regional Advisory Council shall be filled in the same manner as the original appointment.

Meetings: Virtual meetings are held **bi-monthly on the 3rd Thursday of every even month** via WebEx. The unexcused absence of any Advisory Council member from three consecutive meetings of the Council, or a majority of the meetings of the Council during any calendar year, shall result in the Council considering his or her seat vacated. An excused absence is one caused by unavoidable prior commitment, illness or personal emergency.

Travel Reimbursement: In-person meetings have been suspended since 2020 but should face-to-face meetings resume, Advisory Council members will be eligible for reimbursement of mileage expenses incurred while traveling to and from Council meetings. Requests for mileage reimbursement should be submitted within 10 days of the completion of Council meetings but no later than 45 calendar days.

Contact Information

Region 2 Field Office
3405 Mike Padgett Hwy., Bldg. 3
Augusta, Georgia 30906
706-792-7733

"Easy access to high-quality care that leads to a life of independence and recovery for the people we serve."



Georgia Department of
Behavioral Health & Developmental Disabilities



REGION 2 DBHDD
Catchment Area



THE REGION 2 DBHDD Advisory Council

AT A GLANCE

What We Do

The Georgia Department of Behavioral Health and Developmental Disabilities, in partnership with others, will effectively deliver compassionate, innovative, and accountable services to individuals, families, and communities. In addition to sharing this mission, the Regional Advisory Council shares the state's obligation and responsibility to develop and implement planning and service delivery systems that focus on a core set of consumer oriented, community based values and principles which include, but are not limited to:

- ▶ Consumer and family choice about services and providers
- ▶ A single point of accountability
- ▶ A comprehensive, accessible, and adaptive system of service delivery
- ▶ Public programs and private programs utilized in the interest of consumer choice and cost-effectiveness
- ▶ Planning at the local level
- ▶ Priority given to those most in need
- ▶ High quality service achieved through incentives, flexible funding, and evaluation
- ▶ A separation of consumer services provided by contractors and administrative and evaluative functions
- ▶ Single point of entry into the system for consumers and their families
- ▶ Ongoing training and access to management resources for consumers, staff, providers, and regional planning board and community service board members
- ▶ Responsibility for appropriate use of funds for quality services
- ▶ Consumer protection from abuse and maltreatment

As a public official, you will be expected to:

- ▶ Inform county commissioners, local legislators and other local stakeholders of the regional mental health, developmental disabilities, addictive disease, and prevention services and service needs
- ▶ Consult with consumers, family members, advocates, providers, and others within the region to get their ideas about service needs and gaps in services
- ▶ Make recommendations to the regional office and Division regarding service needs and funding needs of the region
- ▶ Advocate for resources needed within the region to provide quality services
- ▶ Meet with elected officials and let them know about identified needs
- ▶ Work with local advocacy groups on behalf of consumers
- ▶ Be knowledgeable of the services provided within the region
- ▶ Promote public awareness of mental health, developmental disabilities and addictive disorders issues

Service Areas

The Region 2 Advisory Council currently serves 33 counties. Based on census information, each county with a population of 50,000 or less will appoint one member to the Advisory Council. Counties with a population of 50,000 or more will appoint one member for every 50,000 people. The counties and number of allowable members is as follows:

Baldwin(1); Barrow(1); Bibb(3); Burke(1); Clarke(3); Columbia(2); Elbert(1); Emanuel (1); Glascock(1); Greene(1); Hancock(1); Jackson(1); Jasper(1); Jefferson(1); Jenkins(1); Jones(1); Lincoln(1); Madison(1); McDuffie(1); Monroe(1); Morgan(1); Oconee(1); Oglethorpe(1); Putnam(1); Richmond(4); Screven(1); Taliaferro(1); Twiggs(1); Walton(2); Warren(1); Washington(1); Wilkes(1); and Wilkinson(1).

Meetings

- ▶ The Regional Advisory Council meets 6 times per calendar year.
- ▶ Currently, meetings are scheduled on the third Thursday of every even month from 1:00 P.M. until 2:30 P.M., except in December when the meeting takes place on the second Thursday.
- ▶ Meetings are held from 1:00 p.m. until 3:00 p.m. via WebEx.
- ▶ In person meetings are suspended until further notice but, should they resume, travel costs are reimbursable.

Appointments & Terms

- ▶ Appointments are made by the county governing authority, usually the county commissioners.
- ▶ Appointees should be consumers of disability services, family members of consumers, advocates for disability services, or interested local leaders or business persons.
- ▶ County term expiration dates are assigned by the DBHDD Regional Field Office. A regional advisory council member may serve a partial term (less than 3 full years) plus two consecutive full three (3) year terms.
- ▶ Chair and Vice Chair members are elected for one year terms with an option for re-election for a second one year term.

Ineligibility

A person will be deemed ineligible for appointment if any of the following conditions apply:

- ▶ He/she is a member of the region's community service board;
- ▶ He/she is an employee or board member of a provider that contracts with the Department of Human Resources to provide mental health, developmental disability, or addictive disease services within the region, or the spouse, parent, child, or sibling of such an employee or board member;
- ▶ He/she is an employee of the regional office or an employee or board member of a group that contracts with or receives funds from the regional office, or the spouse, parent, child, or sibling or such an employee or board member.



D·B·H·D·D

Department of Behavioral Health
and Developmental Disabilities (DBHDD)

Region Two

ADVISORY COUNCIL

2024 Meeting Schedule

Date	Time
Thursday, February 15, 2024	1:00pm – 2:30pm
Thursday, April 18, 2024	1:00pm – 2:30pm
Thursday, June 20, 2024	1:00pm – 2:30pm
Thursday, August 15, 2024	1:00pm – 2:30pm
Thursday, October 17, 2024	1:00pm – 2:30pm
Thursday, December 12, 2024	1:00pm – 2:30pm

PLEASE NOTE:

Virtual meetings will be held until further notice. WebEx appointments and meeting agendas will go out prior to each meeting.

JASPER COUNTY BOARD OF COMMISSIONERS



126 W. Greene St. Ste. 18, Monticello, GA 31064

706-468-4900

www.jaspercountyga.org

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Tamieka Carter

Home Phone: N/A

Address: [REDACTED]

Work Phone: N/A

Monticello, GA 31064

Cell Phone: [REDACTED]

Occupation: Mental Health II Case Manager

E-mail: [REDACTED]

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

DBHDD Region 2 - Regional Advisory Council

How long have you been a resident of Jasper County?

4 years

Which Jasper County district do you live in?

(1) (2) (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?

30 years Mental Wellness Advocacy & Jails/Detention Centers, Forensic Institutions, Inpatient Hospitalizations, Community Based Services. BSM w/ Specialty in Crim. Justice

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

Yes NO If Yes, please list.

N/A

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

If YES, please use the space below to briefly describe the nature of the crime(s), the date and place of conviction and the legal disposition of the case. Jasper County will not deny employment to any applicant solely because the person has been convicted of a crime. The County, however, may consider the nature, date and circumstances of the offense as well as whether the offense is relevant to the duties of the position applied.

N/A

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

Yes NO If Yes, please explain.

N/A

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

Advocate, identify community needs for services, Obtain Resources, bridge the gaps in services to our most vulnerable individuals.

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

Provide representation for individuals and their families in need of mental health, developmental disabilities and addictive disease services.

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

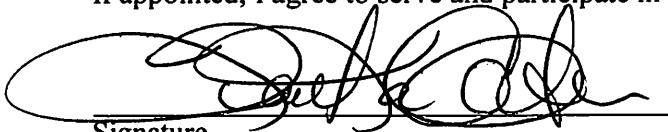
It is my desire to serve and represent Jasper County in the area of mental health, developmental disabilities and addictive diseases.

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

NO

N/A

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


Signature

12/27/2024
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 14:

Agenda Request – Jasper County BOC

Department: Jasper County Board of Education

Date: January 6, 2025

Subject: Tax Levy Resolution for School System General Obligation Bonds

Summary: Resolution authorizing the levy of a sufficient school bond millage, in an amount to be determined by the Board of Education annually, to pay the annual debt service on the Jasper County School District General Obligation Bonds, Series 2025, to the extent other available funds of the School System are not sufficient.

Background: The Georgia Constitution (Article IX, Section V, Paragraph VI) requires any county, municipality or political subdivision to “provide for the assessment and collection of an annual tax sufficient in amount to pay the principal and interest” of any bond indebtedness, together with any other moneys collected for such purpose. School districts in Georgia cannot levy taxes, but rather must recommend to the County a millage rate to be levied and collected by the County Tax Commissioner, just as is done annually for the M&O Millage. The proposed resolution satisfies the Constitutional prerequisite to issuing general obligation bonds in that it states the County will levy and collect a sufficient tax, in an amount to be determined by the Board of Education, each year that the bonds are outstanding. It is anticipated that no bond millage will need to be levied to pay the annual debt service.

Cost: None. The County has no obligation regarding the bonds or payment of the debt service.

Recommended Motion: Motion to approve the Tax Levy Resolution as presented.

A RESOLUTION OF THE JASPER COUNTY BOARD OF COMMISSIONERS PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL AD VALOREM TAX TO PROVIDE FUNDS FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON \$18,385,000 IN AGGREGATE PRINCIPAL AMOUNT OF THE JASPER COUNTY SCHOOL DISTRICT (GEORGIA) GENERAL OBLIGATION BONDS, SERIES 2025.

WHEREAS, pursuant to a resolution of the Jasper County Board of Education (the “**Board of Education**”), which Resolution was duly adopted on November 14, 2023, an election was called to be held on March 12, 2024 (the “**Election**”), in all of the election districts of the Jasper County School District (the “**School District**”), a political subdivision of the State of Georgia, to determine whether or not the 1% sales and use tax for educational purposes should be continued for five years commencing on October 1, 2025 or upon such earlier termination of the current 1% sales and use tax for educational purposes and whether or not Jasper County School District (Georgia) General Obligation Bonds in the maximum amount of \$23,000,000 (the “**Approved Debt**”) should be issued; and,

WHEREAS, under and by virtue of the authority of Ga. Const. Art. VIII, § VI, ¶ IV and Ga. Code Ann. §§ 48-8-140 to 144, as amended (collectively the “**Sales Tax Act**”), and the approval of a majority of the qualified voters voting in the Election, the School District is authorized to impose the 1% sales and use tax for educational purposes commencing October 1, 2025 or upon such earlier termination of the current 1% sales and use tax for educational purposes (the “**2025-2030 School Tax**”) and to issue the Approved Debt in the form of its JASPER COUNTY SCHOOL DISTRICT (GEORGIA) GENERAL OBLIGATION BONDS, SERIES 2025 (the “**Bonds**”), in the aggregate principal amount of \$18,385,000 for the purpose of paying all or a portion of the costs of the following: acquiring, constructing, repairing, improving, renovating, adding to, extending, upgrading, furnishing, and/or equipping school buildings, support and administrative facilities and buildings, athletic facilities and buildings, and/or infrastructure in the Jasper County School District useful or desirable in connection therewith, including acquiring any necessary property therefore, both real and personal, including, but not limited to: (1) constructing, repairing, improving, renovating, adding to, extending, upgrading, furnishing, and/or equipping Jasper County High School, to include a new career/technical education facility; (2) constructing, repairing, improving, renovating, adding to, extending, upgrading, furnishing, and/or equipping Washington Park Elementary School facilities and infrastructure, to include new instructional units for classrooms; (3) acquiring, constructing, furnishing, and/or equipping a maintenance and transportation operations facility; (4) constructing, repairing, improving, renovating, adding to, extending, upgrading, furnishing, and/or equipping Jasper County Primary School, to include new instructional units for classrooms; (5) acquiring vocational, fine arts, and music equipment; (6) acquiring textbooks (including e-books) and technology, software, computer, safety, security, and/or fire protection equipment; (7) acquiring buses, vehicles, maintenance equipment and/or transportation equipment; (8) acquiring real property for Jasper County School District facilities; (9) planning and design for new construction of improvements useful or desirable to the Jasper County School District (collectively, the “**Projects**”); and/or (10) paying capitalized interest, costs of issuing the Bonds, and/or paying expenses incident to accomplishing the foregoing; and,

WHEREAS, the principal of and interest on the Bonds shall be payable first from the proceeds derived from the 2025-2030 School Tax and, in any event, from a direct annual ad valorem tax, unlimited as to rate or amount, on all property within the School District subject to taxation for bond purposes; and,

WHEREAS, the Board of Education has determined that it is necessary that there be levied an annual ad valorem tax upon all property subject to taxation for school bond purposes within the territorial limits of the School District sufficient in an amount, together with the proceeds of the 2025-2030 School Tax actually collected, to pay the total amount of principal and interest on the Bonds at their respective maturities; and

WHEREAS, the Board of Education has recommended, in a resolution duly adopted by the Board of Education and delivered to the Jasper County Board of Commissioners (the “**Board of Commissioners**”), that the Board of Commissioners, as required by Georgia law, levy an annual ad valorem tax upon all property within the territorial limits of the School District subject to taxation for school bond purposes, at such rate as will raise, together with the proceeds of the 2025-2030 School Tax actually collected, up to the total principal of and interest on the Bonds as set forth in Exhibit A hereto; and

WHEREAS, it is necessary at this time that an ad valorem tax be levied as required by Ga. Const. Art. IX, § V, ¶ VI for the purpose of paying the annual amount of principal of and interest on the Bonds, which tax shall be levied in the preceding year.

NOW, THEREFORE, AT THE REQUEST OF THE JASPER COUNTY SCHOOL DISTRICT AND AS APPROVED BY THE VOTERS OF THE SCHOOL DISTRICT IN A REFERENDUM HELD ON MARCH 12, 2024, BE IT RESOLVED by the Board of Commissioners, and it is hereby resolved by authority of the same, that there shall be and is hereby levied a direct annual ad valorem tax for the years 2025 through 2039, without limitation as to rate or amount, upon all property subject to taxation for school bond purposes within the territorial limits of the School District, being all of Jasper County, Georgia, sufficient to provide moneys required to pay the principal of and interest on the Bonds, as more fully set forth in Exhibit A attached hereto and incorporated herein by this reference; provided, however, that debt service on the Bonds shall first be paid from the proceeds of the 2025-2030 School Tax. The sums hereby levied are hereby irrevocably pledged and appropriated to the payment of the principal of and interest on the Bonds as the same become due and payable. The amount to be levied for each year is the amount to be specified by the Board of Education to pay principal and interest coming due in the following year. These sums shall be collected by the Board of Commissioners, in each of the years levied, shall be paid into the Debt Service Account, and shall be applied to the payment of the principal of and interest on the Bonds as the same become due and payable. Provisions to meet the requirements of this resolution shall be made annually hereafter.

BE IT FURTHER RESOLVED by the authority aforesaid that the Board of Commissioners, as levying authority, together with the Board of Education, as recommending authority, shall comply with the provisions of Ga. Code Ann. § 48-5-32, and all other statutory requirements as may exist from time to time relating to the publication of any reports or notices required prior to establishing millage rates each year for educational purposes, and shall take such other actions as

may be required for the assessment and collection of taxes to provide funds in the years and amounts set forth in this resolution, to the extent the proceeds of the 2025-2030 School Tax received by the School District are not sufficient for that purpose. The Board of Commissioners and the Board of Education shall cause a report to be published in a newspaper of general circulation throughout Jasper County at least two weeks prior to the establishment of the millage rates for ad valorem taxes for educational purposes during the current calendar year, in accordance with Ga. Code Ann. § 48-5-32.

BE IT FURTHER RESOLVED by the authority aforesaid that this resolution is adopted in order to assure compliance with Ga. Const. Art. IX, § V, ¶ VI. The Board of Commissioners will take no action to establish a millage levy for the payment of any portion of the principal of and interest on the Bonds from ad valorem taxes until the Board of Education certifies to it any millage required for such purposes.

BE IT FURTHER RESOLVED by the authority aforesaid that all orders and resolutions in conflict with this resolution this day passed, if any, be and the same are hereby repealed.

(Signatures on Next Page)

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE at Monticello, Georgia,
on the 6th day of January, 2025.

JASPER COUNTY BOARD OF
COMMISSIONERS

By: _____

Name: Bruce Henry

Title: Chairman, Board of Commissioners

Attest: _____

Name: Sheila Jefferson

Title: County Clerk

(S E A L)

EXHIBIT A

*\$18,385,000
Jasper County School District (Georgia)
General Obligation Bonds
Series 2025*

DEBT SERVICE SCHEDULE

Date	Principal	Coupon	Interest	Total P+I
06/01/2025	-	-	347,272.22	347,272.22
12/01/2025	-	-	459,625.00	459,625.00
06/01/2026	-	-	459,625.00	459,625.00
12/01/2026	1,075,000.00	5.000%	459,625.00	1,534,625.00
06/01/2027	-	-	432,750.00	432,750.00
12/01/2027	1,130,000.00	5.000%	432,750.00	1,562,750.00
06/01/2028	-	-	404,500.00	404,500.00
12/01/2028	1,190,000.00	5.000%	404,500.00	1,594,500.00
06/01/2029	-	-	374,750.00	374,750.00
12/01/2029	1,255,000.00	5.000%	374,750.00	1,629,750.00
06/01/2030	-	-	343,375.00	343,375.00
12/01/2030	1,310,000.00	5.000%	343,375.00	1,653,375.00
06/01/2031	-	-	310,625.00	310,625.00
12/01/2031	1,370,000.00	5.000%	310,625.00	1,680,625.00
06/01/2032	-	-	276,375.00	276,375.00
12/01/2032	1,425,000.00	5.000%	276,375.00	1,701,375.00
06/01/2033	-	-	240,750.00	240,750.00
12/01/2033	1,480,000.00	5.000%	240,750.00	1,720,750.00
06/01/2034	-	-	203,750.00	203,750.00
12/01/2034	1,365,000.00	5.000%	203,750.00	1,568,750.00
06/01/2035	-	-	169,625.00	169,625.00
12/01/2035	1,385,000.00	5.000%	169,625.00	1,554,625.00
06/01/2036	-	-	135,000.00	135,000.00
12/01/2036	975,000.00	5.000%	135,000.00	1,110,000.00
06/01/2037	-	-	110,625.00	110,625.00
12/01/2037	1,025,000.00	5.000%	110,625.00	1,135,625.00
06/01/2038	-	-	85,000.00	85,000.00
12/01/2038	1,080,000.00	5.000%	85,000.00	1,165,000.00
06/01/2039	-	-	58,000.00	58,000.00
12/01/2039	1,130,000.00	5.000%	58,000.00	1,188,000.00
06/01/2040	-	-	29,750.00	29,750.00
12/01/2040	1,190,000.00	5.000%	29,750.00	1,219,750.00
Total	\$18,385,000.00	-	\$8,075,897.22	\$26,460,897.22

STATE OF GEORGIA,
JASPER COUNTY

CLERK'S CERTIFICATE

The undersigned, Clerk of the Board of Commissioners of Jasper County (the "**Board**"), DOES HEREBY certify that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the members of the Board, in a meeting duly assembled and open to the public at which a quorum was present, on the 6th day of January, 2025, the original of which has been duly recorded in the Minute Book of the Board, which is in my custody and control.

GIVEN this the 6th day of January, 2025.

[SEAL]

Sheila Jefferson, County Clerk

Business Item 15:

Agenda Request – Jasper County BOC

Department: Planning & Zoning

Date: January 6, 2025

Subject: Create Scenic Byway Commission

Summary: The Planning and Zoning Board presents a resolution to adopt a Scenic Byway Commission as outlined in the Scenic Byway Corridor Management Plan.

Background: The Planning and Zoning Board voted 4-0 to recommend the creation of a Scenic Byway Commission

Cost: N/A

Recommended Motion: Board Discretion

A RESOLUTION FROM THE JC PLANNING AND ZONING BOARD

Whereas the nature of development along state highways is essential to preserving the rural character that Jasper County wishes to maintain and project to visitors, and

Whereas Jasper County will be facing increasing development pressures in the future along state highways serving the county, and

Whereas the Jasper County: Joint Comprehensive Plan, adopted the 8th Day of January 2024, includes a Jasper County Future Development Map on page 38 indicating “Gateway Corridors” which are described on page 36 as:

“Limited, low-intensity development may be appropriate in specific areas along these corridors. However, development must follow the design and landscaping requirements set forth in the Scenic Byways corridor management plan”,

and are noted with “Zoning Compatibility” to:

R-R, AG, PRC, S-2, Scenic Byway Overlay”,

and

Whereas the “Monticello Crossroads Scenic Byway Corridor Management Plan” on the 4th and 5th page indicates a process for creating a Byway Commission to develop such “design and landscaping requirements”, and

Whereas without such “design and landscaping requirements” that might differentiate “Gateway Corridor” overlay zoning requirements in the county’s ordinances, the goal of preserving rural character will be handicapped, and

Whereas the process to create the Byway Commission, and develop and codify “design and landscaping requirements” related to Gateway Corridors may take a long time, and should be in place before development pressures are intense,

Therefore the Jasper County Planning and Zoning Board recommends that the Jasper County Board of Commissioners take steps as soon as possible to:

Appoint BOC-appointed members to the Byway Commission,

Work with other county entities to complete their appointments to the Byway Commission,

Promote the initiation and completion of recommendations by the Byway Commission.



*Corridor
Management
Plan*



A. INTRODUCTION

Background and Public Input Process

Jasper County is a scenic and historic gem located in the heartland of middle Georgia. This area of gently rolling hills, sweeping valleys and broad summits provides a cherished quality of life for its residents and a growing economic resource as more and more visitors make the countryside and historic towns their destination.

Growth and land use have long been areas of concern in Jasper County, Georgia. While the progress growth brings is desirable, many citizens realized that the quality of life enjoyed by this community might be compromised if not protected and enhanced. Also, the quality of life and rural character of the region have started to provide economic development through tourism. In 1996, the Monticello City Council contacted the Georgia DOT concerning protection for the scenic highways leading to this historically important city. Subsequently, the Scenic Byway Program was initiated at DOT and assisted the local committee and community in preparing the nominations for State Highways 11 and 83. This nomination, along with adjustments to local development regulations and land use plans, will help preserve the scenic and historic nature of these highways and help Jasper County in promoting tourism.

Since beginning work on this Corridor Management Plan, Monticello has been designated as a Georgia Better Hometown by the Georgia Department of Community Affairs—a process that involved broad-based, community-wide strategic planning. During the same period, Jasper County updated its a ten year land use map. The Scenic Byway nomination was broadly discussed with committees working on both Better Hometown initiatives and the county and city's comprehensive plan update and received tremendous community involvement and support from both groups. Indeed, about 2% of Jasper County's total population have had direct involvement in this project with many more being informed through coverage in the local newspaper and newsletters. (See newspaper article in Appendix.)

While the Department of Transportation did not require the individual written notification of all property owners along the byway regarding the proposed designation, affected billboard companies and property owners who leased land for billboards were notified in writing. Certification of this is provided in the appendix.

The following organizations and interested parties participated in the discussions that led to the application:

- Jasper County Board of Commissioners
- City of Monticello
- City of Shady Dale
- Jasper County Scenic Byway Committee

- Georgia Scenic Byway Project
- Development Authority of Jasper County
- Monticello-Jasper County Chamber of Commerce
- Monticello Better Hometown Program
- Monticello Downtown Development Authority
- Monticello Garden Club
- Monticello Kiwanis Club
- U. S. Forest Service
- Georgia Department of Community Affairs
- Georgia Department of Industry Trade and Tourism
- Jasper County Future Land Use Committee
- Jasper County Zoning Office
- City of Monticello Zoning Office

Many interested individuals also participated in discussions at the three public meetings held to prepare the Corridor Management Plan. The meetings were advertised in the local paper and through Chamber of Commerce flyers. The local paper also ran an article on the Scenic Byway Program. (See Appendix.) As mentioned, the proposal was also extensively discussed in conjunction with the Jasper County Future Land Use Plan Committee and the Scenic Byway route was adopted as part of the Jasper County Land Use Plan and presented to the Jasper County Board of Commissioners in December, 1998.

An application for consideration of a Scenic Byway designation was prepared and approved by the three local governments with jurisdiction— Jasper County, the City of Shady Dale and the City of Monticello. A Georgia DOT team visited the proposed byways and, following their recommendations a revised application was approved by the DOT on October 9, 1998. A final public meeting was held on January 7, 1999 to present the revised Corridor Management Plan. This current revision to the Corridor Management plan reflects additional recommendations from DOT's new byway consultants, as well as ideas coming from an additional strategy session facilitated by the Georgia Department of Community Affairs and attended by representatives from DOT, the City of Mansfield, the U.S. Department of Agriculture and the University of Georgia's Institute of Ecology and Law.

Proposed Routes

The Monticello Crossroads Scenic Byway consists of two highways, Georgia 11 and Georgia 83 starting at the northern borders of Jasper County, crossing at the City of Monticello Square, and continuing to the southern city limits of Monticello and from there up Highway 83 through the historic town of Shady Dale. The "U" shaped 40 mile route is currently mostly rural and zoned agricultural and residential. The community has determined its greatest asset is this rural character and plans to exploit its tourism potential.

Vision

The community's vision for the Byway is to preserve the rural character of these roads while opening the tourism potential of this serene area so close to three major Georgia urban areas, Atlanta, Macon and Athens.

Our intention is not to completely halt development along the byway, but to ensure that landowners make wise choices—including high quality design and land uses that preserve the scenic and environmental qualities of the corridor. There must be widespread support for and recognition of the benefits of enhancing the Byway's potential as a regional tourist attraction. Achieving this goal will involve a strategy that combines public education, a range of housing programs and financial incentives targeted at property owners and carefully considered regulatory tools designed to minimize the visual impact of growth on the corridor.

A list of vision statements gathered from the public meetings include:

- Protect the natural beauty
- Maintain rural character
- Plan gateways for Monticello
- Educate the community to promote the Byway
- Provide for buffers along the Byway
- Complete the Perimeter Truck Route
- Have protection for Byway like historic districts
- Form a Byway Commission
- Complete a driving brochure
- Build a Welcome Center
- Have a web of county roads connected to the Byway

The Role of the Byway Commission

Successful realization of the community's vision for the Monticello Crossroads Scenic Byway will require creation of a local entity that can provide focus and continuity to the many projects envisioned. While elected officials will remain heavily involved in the various byway initiatives, creating a Byway Commission will give the Byway a more distinct community identity, provide a sounding board and political buffer for public reactions to the Byway initiative and ensure detailed project management regardless of changes in local government elections and staff.

Members will include:

- a byway's property owner appointed by the Jasper County Commission
- member from each participating community's planning/ zoning board
- member from the Historic Preservation Commission
- member from the Jasper/ Monticello Chamber of Commerce
- member from the Jasper County Economic Development Authority
- ad hoc representatives invited to attend from byway gateway communities such as Social Circle, Newton County and Mansfield.

Because the work program proposed is so complex, intensive, and time-sensitive the commission needs to be staffed by a part-time paid program coordinator within the first six months of operation. Grant funding will be sought to help fund this assistance. While someone from the community might be hired, an alternative would be to contract with a planning consulting firm for a certain number of staff hours per month.

Responsibilities of the Scenic Byway Commission

- Implement the corridor management plan;
- Serve as a clearinghouse and public education provider for all corridor-related initiatives;
- Advise local planning and zoning boards on corridor issues;
- Assist local governments in administering Byway related grants;
- Oversee staffing and maintenance of Monticello Crossroads Scenic Byway Trailhead Center for visitors (open 40 hrs per week);
- Promote regional tourism efforts, and working with gateway communities, sell the importance of the Byway as a regional asset and seek regional grant funding to carry out byway initiatives;
- Maintain corridor web site;
- Work with local Chambers on festivals, bike and run, and other events to publicize the byway;
- Serve as an early warning system to monitor the corridor for changes (i.e. land ownership, development permits, inappropriate land clearing);
- Help local governments set priorities for land acquisition and public investments in corridor enhancements;
- Under proposed new development regulations, review and render findings on all major development proposals within the corridor management zone, including any infrastructure extension proposals;
- In collaboration with the local KAB chapter, monitor and mitigate litter along the byway;
- Spearhead negotiations with property owners on billboard removal and conservation easements
- form a local land trust and/or identify a state non-profit to hold conservation easements;
- Oversee design and installation of bike trails, corridor landscaping, wildflower program;
- Promote the creation of a Jasper Co. Scenic Byway network emanating from the

- Provide access to small business resources to property owners cooperating with the Byway goals and objectives.

Local governments participating in the byway application are concerned that sprawl and inappropriate development at the gateways to the bypass between both ends of the Byway and I-20 could discourage exploration of the Byway by visitors. One of the primary goals of the Byway Commission will be to work with neighboring jurisdictions to coordinate land uses, signage and development proposals that protect the gateways to the Monticello Crossroads Scenic Byway. The ideal scenario would be to eventually revise the byway designation to extend at least through the City of Mansfield on Hwy. 11 and perhaps further along both roads into areas of Newton County that still remain rural in character. If this were to occur, these governments would appoint members to the Byway Commission. However, even if the Byway is not formally extended, much can be done to coordinate rural heritage tourism efforts at the regional level, beginning with inviting Social Circle, Newton County and the City of Mansfield to appoint ad hoc representatives to attend Byway Commission meetings.

B. EXISTING CONDITIONS

Condition of Roads

State Highway 11 and State Highway 83 are under the jurisdiction of the Georgia Department of Transportation. However, Georgia DOT assumes no financial or other legal responsibilities as a result of these roads being designated a scenic byway.

The road surface and rights-of-way are currently in excellent condition. Although the shoulders of the highways are not particularly wide, highway 11 is built on a 60-foot right-of-way that allows tree-shaded tunnels at several locations.

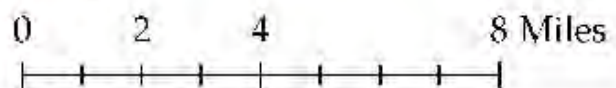
Two DOT projects (PI#231730 and #p231730) currently have the potential to impact the Byway either positively or negatively depending on design factors. The first proposal (PI#231730) calls for adding a passing lane for 1.7 miles near Murder Creek. No funding has currently been set aside for this project. Any action on PI#231730 is scheduled at least four years in the future. Thus there should be plenty of time to coordinate the project with the other long-term projects included in the Corridor Management Plan.

The second project intersecting the Byway is the Monticello truck route/bypass. It is being funded through the DOT Commissioner's office and is a short-term project now entering the environmental review phase. Construction is expected to commence by the year 2000. DOT's regional office in Tennile has been contacted and will meet with the Byway Commission to discuss project details. Current plans call for an at-grade "T" intersection. Since very little state money is available for landscaping, the DOT Regional Office has recommended including landscaping and trail access at this intersection be

Monticello Crossroads Scenic Byway (29 Miles)



Georgia Department of Transportation
Office of Planning



Business Item 16:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: January 6, 2025

Subject: Jasper County Employees Defined Benefit Plan Amendment and Resolution

Summary:

Motion is needed to adopt a resolution to formally amend the Jasper County Employees Defined Benefit Plan.

Background:

At the December 2, 2024 Meeting, the BOC approved changes to the County Employees Defined Benefit Plan as described in the Adoption Agreement Amendment #2 Association County Commissioners of Georgia Defined Benefit Plan for Jasper County Employees.

Cost:

Recommended Motion:

Motion to Adopt the Resolution to Amend Association County Commissioners of Georgia Defined Benefit Plan for Jasper County Employees as Described in Adoption Agreement Amendment #2 as Presented.

**RESOLUTION TO AMEND
ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA
DEFINED BENEFIT PLAN
FOR JASPER COUNTY EMPLOYEES**

WHEREAS, Jasper County, Georgia (the “County”) previously adopted the Association County Commissioners of Georgia Defined Benefit Plan for Jasper County Employees (the “Plan”), which was most recently amended and restated effective as of January 1, 2015;

WHEREAS, Section 16.02(b) of the Plan allows the Employer to amend the elective provisions of the Adoption Agreement at any time;

WHEREAS, the Employer wishes to revise the Pension Benefit Formula to provide tiered multipliers based on the Participant’s years of Credited Service and to eliminate the fixed-dollar multiplier;

WHEREAS, the revised formula will be implemented via an amendment of General Application in accordance with Section 16.02(c)(i) of the Plan, meaning that it will apply to Participants who are Employees on and after January 6, 2025, but as to both their pre-2025 and future Credited Service;

WHEREAS, the Employer wishes to add an Unreduced Early Retirement Pension upon the attainment of age sixty-five (65) and the completion of twenty-five (25) years of Vesting Service;

WHEREAS, in accordance with O.C.G.A. 36-5-24, the revised formula will not apply to, and the Unreduced Early Retirement Pension will not be available to, County Commissioners until January 1, 2027;

WHEREAS, the Employer desires to further amend the Adoption Agreement to provide for full vesting after seven (7) years of Vesting Service for employees hired on and after January 6, 2025, and to adopt an Addendum describing the Employees to whom this amendment applies as “Class 2” Employees.

NOW THEREFORE, at a meeting held on the **sixth** day of **January, 2025**, the Board of Commissioners hereby resolves as follows:

RESOLVED that the Jasper County Board of Commissioners approves the adoption of the Adoption Agreement Amendment #2, attached hereto.

FURTHER RESOLVED that the Commission Chair is hereby authorized, empowered, and directed to take all further actions and to execute all documents and forms necessary to implement these resolutions.

FURTHER RESOLVED that any resolution in conflict with this resolution is hereby repealed.

This _____ day of _____, 2025.

JASPER COUNTY, GEORGIA BOARD OF COMMISSIONERS

By: _____
Chair, Jasper County Board of Commissioners

Attest:

By: _____
County Clerk

**ADOPTION AGREEMENT AMENDMENT #2
ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA
DEFINED BENEFIT PLAN
FOR JASPER COUNTY EMPLOYEES**

THIS AMENDMENT to the Association County Commissioners of Georgia Defined Benefit Plan for Jasper County Employees is made and entered into by the Jasper County, Georgia Board of Commissioners.

WITNESSETH:

WHEREAS, Jasper County (the “Employer”) previously adopted the Association County Commissioners of Georgia Defined Benefit Plan for Jasper County Employees (the “Plan”) through an Adoption Agreement that was most recently amended and restated effective as of January 1, 2015;

WHEREAS, Section 16.02(b) of the Plan allows the Employer to amend the elective provisions of the Adoption Agreement at any time;

WHEREAS, the Employer wishes to revise the Pension Benefit Formula to provide tiered multipliers based on the Participant’s years of Credited Service and to eliminate the fixed-dollar multiplier;

WHEREAS, the revised formula will be implemented via an amendment of General Application in accordance with Section 16.02(c)(i) of the Plan, meaning that it will apply to Participants who are Employees on and after January 6, 2025, but as to both their pre-2025 and future Credited Service;

WHEREAS, the Employer wishes to add an Unreduced Early Retirement Pension upon the attainment of age sixty (60) and the completion of twenty-five (25) years of Vesting Service;

WHEREAS, in accordance with O.C.G.A. 36-5-24, the revised formula will not apply to, and the Unreduced Early Retirement Pension will not be available to, County Commissioners until January 1, 2027;

WHEREAS, the Employer desires to further amend the Adoption Agreement to provide for full vesting after seven (7) years of Vesting Service for employees hired on and after January 6, 2025, and to adopt an Addendum describing the Employees to whom this amendment applies as “Class 2” Employees.

NOW, THEREFORE, the Adoption Agreement is hereby amended as follows effective as of the dates set forth below:

1.

For purposes of the Plan, Employees shall belong to one or more of the Classes described below:

Class 1: Eligible Employees Hired Before January 6, 2025

All Eligible Employees with an Employment Commencement Date before January 6, 2025.

Class 2: Eligible Employees Hired On and After January 6, 2025

All Eligible Employees whose most recent Employment Commencement Date or Reemployment Commencement Date is on or after January 6, 2025.

2.

Adoption Agreement Section 5.03, “Amount of Normal or Late Retirement Pension,” is restated to read as follows effective as of January 6, 2025 (January 1, 2027, for County Commissioners):

5.03 AMOUNT OF NORMAL OR LATE RETIREMENT PENSION.

A Participant’s Normal or Late Retirement Pension shall be calculated using the following Pension Benefit Formula(s):

- Single tiered Formula
 _____ percent (____%) of a Participant's annualized Average Monthly Compensation multiplied by years of Credited Service
- Multi tiered Formula
One and one-half percent (1.5%) of a Participant's annualized Average Monthly Compensation multiplied by his or her years of Credited Service less than twenty (20), plus
Two percent (2.0%) of a Participant's annualized Average Monthly Compensation multiplied by his or her years of Credited Service in excess of twenty (20).
- Fixed Dollar Amount
 A fixed dollar amount of \$ _____ multiplied by years of Credited Service.
- Percentage of annualized Average Monthly Compensation
 _____ percent (____%) of annualized Average Monthly Compensation multiplied by the ratio of years of Credited Service to the total of: (1) the years of Credited Service plus (2) the years remaining until the Participant’s Normal Retirement Date. The multiplier shall not be less than zero (0) nor greater than one (1).

All formulas specified in this Section shall be added together to determine the Normal or Late Pension benefit.

Amendment Effective Date:	January 6, 2025 generally; January 1, 2027, for County Commissioners
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Applicable Employees:	All Employees
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3.

Adoption Agreement Section 6.02, “Offering of Early Retirement Pension,” shall be restated effective as of January 6, 2025 (January 1, 2027, for County Commissioners), to offer an Unreduced Early Retirement Pension, as follows:

6.01 OFFERING OF EARLY RETIREMENT PENSION.

- The Plan offers an Unreduced Early Retirement Pension
- The Plan offers a Reduced Early Retirement Pension
- The Plan does not offer an Early Retirement Pension

Amendment Effective Date: January 6, 2025 generally;
January 1, 2027, for
County Commissioners

Applicable Employees: All Employees

4.

Adoption Agreement Section 6.02, “Eligibility for Early Retirement Pension,” shall be restated effective as of January 6, 2025 (January 1, 2027, for County Commissioners), to provide for an Unreduced Early Retirement Pension upon the attainment of age sixty (60) with twenty-five (25) years of Vesting Service, as follows:

6.02 ELIGIBILITY FOR EARLY RETIREMENT PENSION.

For Unreduced Early Retirement Pension

- The later of the date:
 - The Participant attains **sixty (60)** years of age
 - The Participant completes **twenty-five (25)** years of Vesting Service
 - The Participant’s age, combined with the Participant’s years of Vesting Service, equals or exceeds the numerical value of _____ (____)
- The earlier of date determined immediately above and the later of the date:
 - The Participant attains ____ (____) years of age
 - The Participant completes ____ (____) years of Vesting Service
 - The Participant’s age, combined with the Participant’s years of Vesting Service, equals or exceeds the numerical value of ____ (____)

For Reduced Early Retirement Pension

- The later of the date:
 - The Participant attains **sixty (60)** years of age
 - The Participant completes ten **(10)** years of Vesting Service
 - The Participant’s age, combined with the Participant’s years of Vesting Service, equals or exceeds the numerical value of _____ (____)
- The earlier of date determined immediately above and the later of the date:
 - The Participant attains _____ (____) years of age
 - The Participant completes _____ (____) years of Vesting Service

The Participant's age, combined with the Participant's years of Vesting Service, equals or exceeds the numerical value of _____ (____)

Amendment Effective Date: January 6, 2025 generally;
January 1, 2027, for
County Commissioners

Applicable Employees: All Employees

5.

Adoption Agreement Section 8.04, Vesting Schedule, is restated in its entirety to read as follows for Class 2 Employees:

8.04 VESTING SCHEDULE.

The Employer elects the following vesting schedule:

<input type="checkbox"/>	Immediately upon Plan Entry Date	100% Vested in Accrued Benefits
<input checked="" type="checkbox"/>	Full Years of Vesting Service with the Employer	Percent Vested in Accrued Benefit
	Less than Seven (7) years	0%
	Seven (7) years or more	100%
<input type="checkbox"/>	Full Years of Vesting Service with the Employer	Percent Vested in Accrued Benefit
	_____ years	_____ %
	_____ years	_____ %
	_____ years	_____ %
	_____ years	_____ %
	_____ years	_____ %
	_____ years	_____ %

Amendment Effective Date: January 6, 2025

Applicable Employees: Class 2 Employees

IN WITNESS WHEREOF, the Employer has caused its duly authorized officer to execute this Amendment on the date specified below.

JASPER COUNTY, GEORGIA

By: _____

Title: _____

Date: _____

Business Item 17:

Agenda Request – Jasper County BOC

Department: Public Facilities Authority

Date: January 6, 2025

Subject: Jasper County Public Facilities Authority Board Appointment

Summary:

Jasper County’s Public Facilities Authority was established by the Jasper County Board of Commissioners and approved by an act by the Georgia General Assembly.

The Public Facilities Authority is comprised of five (5) members who shall be residents of Jasper County and who shall be appointed by the Board of Commissioners of Jasper County. The members of the Authority shall be appointed to serve for a term of one (1) year, of such appointment and until their successors have been selected and appointed.

Past Commissioner Jernigan served as the Board of Commissioners appointee. The Board needs to appoint a Commissioner to complete this term.

Background:

The Jasper County Public Facilities Authority was created to promote the public good and well-being of the citizens of Jasper County. The Authority has the ability to enable financing to provide long-term capital projects including facilities, equipment, and services within Jasper County.

Cost:

Recommended Motion: Board’s Discretion

Business Item 18:

Agenda Request – Jasper County BOC

Department: Health Department

Date: January 6, 2025

Subject: Jasper County Health Department Board Appointment

Summary:

The primary roles of the Boards of Health are to assess the needs of the community, provide policy guidance, and exercise general oversight of the health department. The Boards of Health also certify the county health department budget each year to the County Commission and may adopt public health rules and regulations for the county.

The Jasper County Board of Health members serve as links to local government and community resources and the role of advocating for public health for Jasper County. They also have the important role of advising the District Health Director on specific needs in Jasper County.

Background:

Jasper County Health Department Board of Directors has seven members. Jasper County BOC appoints four members to the Jasper County Board of Health.

1. Chief executive officer of the governing authority of the County (Chairman of County Commission) or his designee.
2. Physician appointed by County Commissioners (Dentist or Nurse if no physician)
3. Consumer Advocate: Appointed by County Commissioners
4. Advocate for Needy, underprivileged, or Elderly: Appointed by County Commissioners.

With Commissioner Jernigan’s term ending, Position 1 is now vacant. The board will need to appoint someone to the position.

Cost: None

Recommended Motion: Board Discretion

COMPOSITION OF COUNTY BOARD OF HEALTH
CREATED BY HOUSE BILL 1068 (1984 GA. LEGISLATURE)

BOARD MEMBERS		New Term	New Term	New Term	New Term	New Term	New Term	New Term
		6 Years	6 Years	6 Years	6 Years	6 Years	6 Years	6 Years
1	Chief executive officer of the governing authority of County (Chairman of County Commission) or his designee.	Serves While Holding Office						
2	Physician appointed by County Commissioners (Dentist or Nurse if no physician)	12/31/2023	12/31/2029	12/31/2035	12/31/2041	12/31/2047	12/31/2053	12/31/2059
3	Consumer Advocate: Appointed by County Commissioners	12/31/2028	12/31/2034	12/31/2040	12/31/2046	12/31/2052	12/31/2058	12/31/2064
4	Advocate for Needy, underprivileged, or Elderly: Appointed by County Commissioners.	12/31/2027	12/31/2033	12/31/2039	12/31/2045	12/31/2051	12/31/2057	12/31/2063
5	County Superintendent of Schools	Serves While Holding Office						
6	Chief executive officer of the governing authority of the largest municipality of the County or his designee.	Serves While Holding Office						
7	Consumer or Licensed Nurse: Appointed by governing authority of largest municipality	12/31/2028	12/31/2034	12/31/2040	12/31/2046	12/31/2052	12/31/2058	12/31/2064

Members (1), (5), and (6) shall serve while holding their offices as chief executive officer of the governing authority of the county, county superintendent of schools, and chief executive officer of the largest municipality of the county respectively.

Appointed members (2), (3), (4), and (7) shall take office the first day of January immediately following the expiration of the immediately preceding term of that office and **serve terms of six years** and until their successors are appointed and qualified. Vacancies in any such membership shall be filled, for the unexpired term and until a successor is appointed and qualified, in the same manner as the original appointment.

Business Item 19:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: January 6, 2025

Subject: HB 581 – Property and Sales Tax Reform

Summary:

Discussion Items:

Floating Local Option Sales Tax – FLOST

New 1% Sales Tax Strictly Used for Property Tax Relief

Requires County Referendum

All Cities That Levy Advalorem Tax Must Not Opt Out of Floating Homestead for New Sales Tax to be Available

School Boards that Opt Out of Floating Homestaed Do Not Effect New Sales Tax Availability

Floating Homestead Exemption

Property with Homestead Exemption - Maximum Increase in Taxable Value Limited to Annual Inflation

Counties, Cities and School Boards Can Opt Out Independently – Opt Out Must be Completed by March 1, 2025

Opt Out Requires Three Public Hearings

Background:

HB 581 – Property and Sales Tax Reform

State Approved – 62.9%

Jasper County Approved – 65.5%

Components

Floating Homestead Exemption

Floating Local Option Sales Tax

Property Tax Procedural Changes

Cost:

Recommended Motion:

Board Discretion



HB 581

Property and Sales Tax Reform

April 11, 2024

Staff Contact: Dante Handel, Governmental Affairs Associate | dhandel@accg.org | 203-906-8762

Summary

This legislation changes several ad valorem tax provisions and creates a new local sales tax for property tax relief.

Ad valorem changes include:

- Implementing a floating homestead exemption for all taxing jurisdictions.
 - For homes first receiving this exemption in taxable year 2025, the base year assessed value will be the 2024 assessed value. For homes first receiving the exemption in later years, the base year assessed value will be the assessed value for the immediately preceding year. The base year value may increase each year by up to the inflationary rate determined by the State Revenue Commissioner, which may utilize the Consumer Price Index (CPI). This new floating homestead exemption is in addition to and not in lieu of all non-floating homestead exemptions. If there is an existing local floating homestead exemption, the taxpayer will receive whichever of the two exemptions is more beneficial. This is also true if a local floating homestead exemption is added in the future. Any governing authority may elect to opt out of the floating homestead exemption created by this bill by advertising and conducting three public hearings on their intent to opt out and later adopting a resolution. This process may not begin until the bill takes effect on January 1, 2025, and must be completed by March 1, 2025. A governing authority may not opt-out of the statewide floating homestead exemption after this deadline.
- Creating an 'estimated roll-back rate' which is certified to the tax commissioner by the county for county and county school tax purposes. It is calculated using an estimated millage rate minus the millage equivalent of the total net assessed value added by reassessments. The estimated roll-back rate is required to be included on the assessment notice. If the adopted millage rate exceeds the estimated roll-back rate, then a disclaimer is included on the tax bill stating the name of the governing authority that exceeded the estimated roll-back rate and that this will result in an increase of taxes owed.
- Removing the provision that the sale price is the maximum allowable fair market value in the next taxable year. This provision caused the Department of Audits and Accounts (DOAA) to change their sales ratio study methodology when it was originally passed, so this change will improve the sales ratio study and prevent penalties on local governments and their taxpayers. This legislation also allows the Board of Assessors to appeal the sales ratio study directly instead of requiring a local government to appeal for them.
- Requiring that the chief appraiser ensure that every parcel in the county be appraised at least every three years.

- Modifying the three-year lock statute for appeals so the taxpayer only receives the benefit of the lock if they receive a value reduction upon appeal. This will prevent frivolous appeals filed solely for the lock.
- Removing the confusing tax estimate from the assessment notice.
- Updating the settlement conference statute so that if neither the taxpayer nor their representative participates in good faith, then the taxpayer shall not receive the benefit of the temporary fifteen percent reduction in taxes owed and shall not be awarded attorney's fees.

Sales tax changes include:

- Revising the existing two percent local sales tax cap; exemptions now include:
 - ESPLOST
 - Up to one percent of the transportation sales taxes, which include:
 - Regional TSPLOST
 - Single-County TSPLOST
 - Transit SPLOST
 - MARTA
 - One of the specialty pennies, including:
 - The new sales tax for property tax relief created by this bill
 - Columbus-Muscogee and Macon-Bibb OLOST
 - Augusta-Richmond Coliseum SPLOST
 - MOST for Atlanta and cities connected to its water system (East Point, College Park, Hapeville)
- A new local sales tax is created for the limited purpose of property tax relief. It may be levied in 0.05 percent increments up to one percent.
- To be eligible to levy the tax, both the county and all cities within the county that levy a property tax must have in effect a floating homestead exemption: either the one created by this bill or a local floating homestead exemption. The county and cities representing at least fifty percent of the municipal population of cities that levy a property tax must enter into an intergovernmental agreement (IGA) calling for the tax which shall specify the rate, amount of time the tax is to be levied (not to exceed five years), and the proposed distribution between the county and cities. If the total of the populations of all municipalities absent from the IGA is less than one half of the aggregate population of all cities in the county that levy a property tax, then the cities signing the IGA shall specify a portion of the proceeds from the tax that the absent municipalities will receive, which shall not be less than the proportion the absent municipality's population bears to the total population of all cities within the county that levy a property tax. Cities levying a MOST are excluded from these calculations and from sharing in the proceeds of this tax.
- If the tax is approved at referendum, then the collection of the tax will begin at the start of the next calendar quarter beginning more than fifty days after that date, as opposed to eighty days for other local sales taxes. The tax may be renewed only by the passage of a local Act calling for the reimposition of the tax. The Georgia Department of Revenue (DOR) sends the money to the county and the county will be responsible for distributing the money to the cities in accordance with the IGA. The proceeds shall be used exclusively for tax relief. Each taxpayer's property tax bill shall state the amount by which property tax has been reduced because of the imposition of this tax. The roll-back rate shall be

reduced annually by the millage equivalent of the net proceeds of this new tax received by the political subdivision during the prior taxable year. If any political subdivision is not in compliance with the use of the proceeds from this tax, then the State Revenue Commissioner shall not certify the tax digest of that political subdivision until it comes into compliance.

This Act becomes effective on January 1, 2025, if and only if the constitutional amendment authorized by House Resolution 1022 is ratified on the November 2024 ballot. It would be applicable to taxable years beginning on or after January 1, 2025.

HB 581 Summary and Guidance

ACCG & GMA Joint Trainings
October 3rd, 2024

Ryan Bowersox
Assistant General Counsel, GMA

Dante Handel
Associate Director of Governmental Affairs, ACCG



Background: Where Did This Come From?



- Legislature entered 2024 session concerned about rising property value assessments and in turn property tax
- Senate leaders wanted measures to control rapid increases in property assessments
- House leaders looked to expand sales tax options
- Various proposals ultimately resulted in HB 581 (& HR 1022)



HB 581: Overview

Signed into law April 18, 2024 (Act 379).

Contingent upon November Statewide Referendum (HR 1022)

Major Components:

- 1.Statewide Floating Homestead Exemption (Part 2)
- 2.New Local Option Sales Tax (Part 3)
- 3.Property Tax Procedural Changes (Part 1)



Presentation Outline

- When does this bill take effect?
- Who gets a floating homestead exemption?
- What is a floating homestead exemption?
- What is the procedure to opt out and what is the timeline?
- What is the new sales tax?
- Other sales tax revisions
- Other property tax changes
- Policy considerations for local governments
- Other local government considerations



When Does this Bill Take Effect?

- HB 581 is contingent upon the passage of the constitutional amendment from HR 1022 on November 5, 2024 which allows local governments the ability to opt out of the floating homestead exemption.
 - A simple majority is required for passage.
 - If the constitutional amendment fails, all of HB 581 is repealed.
 - If the constitutional amendment passes, then the bill takes effect January 1, 2025.



HB 581 Part 1: Statewide Floating Homestead Exemption

- If approved, HB 581 implements a statewide floating homestead exemption for all local governments:
 - Counties
 - Cities
 - School Boards
- A floating homestead is a special type of homestead exemption designed to offset or reduce increases in taxable value to the property.
 - It is also referred to as a base-year or value offset exemption.
 - Freezes are a type of floating homestead exemption, but do not have an annual inflationary adjustment.



How Does a Floating Homestead Exemption Work?

- It works by increasing the value of the exemption to offset inflation.
 - For example, if a property had a taxable value of \$100,000 and the taxable value increased the following year due to market changes to \$110,000, then the exemption 'floats' to be worth \$10,000 of taxable value so the taxpayer still pays on the original base year value of \$100,000.



How Does HB 581's Floating Homestead Exemption Work?

- The HB 581 floating homestead exemption is unique because the base year value is adjusted and will increase by a rate of inflation determined by the State Revenue Commissioner – likely CPI.
 - If we take the same property with a \$100,000 taxable base year value and CPI is 2% the following year, then the base value of \$100,000 may be increased by up to 2% to give an adjusted base year value of \$102,000. The exemption 'floats' to be worth \$8,000 of assessed value so the taxpayer would pay on a taxable value of \$102,000 in year 2.



How Does HB 581's Floating Homestead Exemption Work?

- For homes first receiving this exemption in taxable year 2025, the base year assessed value will be the 2024 assessed value.
- For homes first receiving the exemption in later years, the base year assessed value will be the assessed value for the immediately preceding year.
- Similar to other homestead exemptions, the value will be reset when the home is sold and is adjusted with "substantial property change."
- Homeowners can not transfer exemption to new property.



How Does HB 581's Floating Homestead Exemption Work?



- The effect of HB 581's homestead exemption:
 - The taxable value of a home may only increase at a rate of inflation each year
 - Essentially controlling this will control how much the "value" of a home can increase annually
- Homeowners already granted a homestead will receive this exemption automatically
- Non-homesteaded property (i.e. Commercial) will continue to be valued at fair market



How Does this New Homestead Exemption Impact Existing Homestead Exemptions?

- This new floating homestead exemption is in addition to and not in lieu of all non-floating homestead exemptions. This will not repeal/replace existing homestead exemptions!
 - If there is an existing local floating homestead exemption, the taxpayer will receive whichever of the two exemptions is more beneficial. This is also true if a local floating homestead exemption is added in the future.
 - Existing local exemptions, such as the \$2,000 of assessed value, are added after the floating homestead exemption is calculated.



How Can a Local Government “Opt Out” of the Homestead Exemption?

- Any governing authority may elect to opt out of the floating homestead exemption created by HB 581 by following a procedure like the “public notification of tax increase” when a full rollback is not taken.
 - The local government must advertise and conduct three public hearings of intent to opt out and later adopt a resolution.
 - Must file resolution to Secretary of State by March 1, 2025!
 - If procedures are not met, opt out is not effective.



How Can a Local Government “Opt Out” of the Homestead Exemption?

- This process may not begin until the bill takes effect on January 1, 2025, and must be completed by March 1, 2025.
- A governing authority may not opt-out of the statewide floating homestead exemption after this deadline.
- However, the local delegation may pass a local Act of the General Assembly to implement a local floating homestead exemption at any time.



How Can a Local Government “Opt Out” of the Homestead Exemption?



- Important to note: The decision to opt out is independent among local governments
- A county, the cities, and the school board may each decide whether to opt out
- The decision of whether or not to opt out will not impact the other local government's homestead exemption
- This may result in homes having different taxable values

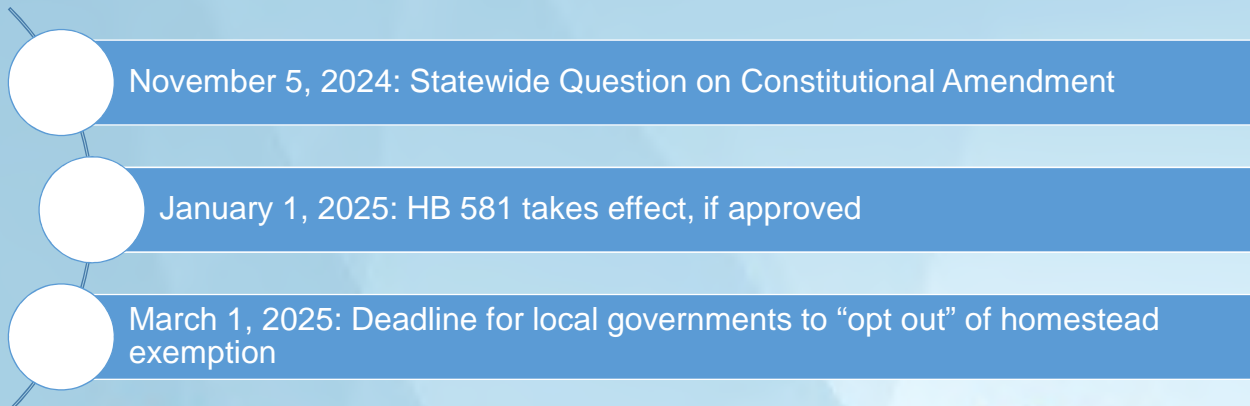


Is the Decision to “Opt Out” or “Stay In” Permanent?

- **Yes**
- No action is needed by the local government to have the homestead exemption apply if it is approved in November.
 - Once the opt out period has passed, currently there is no future method to opt out
- If a local government opts out, there is no future method to opt in to the HB 581 exemption
 - Of course, a similar homestead exemption can still be done in traditional manner



HB 581 Timeline



HB 581

Part 2: Sales Tax Revisions and FLOST

- HB 581 makes two major changes to local sales tax:
- Revises the provisions of O.C.G.A. 48-8-6 which limits the percentage of local sales tax a jurisdiction may levy.
- Creates new local option sales tax contingent upon jurisdictions having a base year value homestead exemption.



Revised Local Sales Tax Limitation

- This legislation revises the existing two percent local sales tax cap; exemptions now include:
 - ESPLOST
 - Up to one percent of the transportation sales taxes, which include:
 - Regional TSPLOST
 - Single-County TSPLOST
 - Transit SPLOST
 - MARTA
 - One of the specialty pennies, including:
 - **The new sales tax for property tax relief created by HB 581**
 - Columbus-Muscogee and Macon-Bibb OLOST
 - Augusta-Richmond Coliseum SPLOST
 - MOST for Atlanta and cities connected to its water system (East Point, College Park, and Hapeville)



What is the New Sales Tax?

- A new sales tax is created for the limited purpose of property tax relief – it may be levied in 0.05 percent increments up to one percent.
- To be eligible to levy the tax, **both the county and all cities within the county that levy a property tax** must have in effect a floating homestead exemption: either the one created by this bill or a local floating homestead exemption.
 - It does not matter if the school boards opt out or not since they are ineligible to share in the proceeds of the tax without a separate constitutional amendment.



How is the New Sales Tax Implemented?

- The county and city/cities representing at least fifty percent of the municipal population of cities that levy a property tax must enter into an intergovernmental agreement (IGA) calling for the tax.
- The IGA shall specify the rate, duration (not to exceed five years), and the distribution between the county and cities. It will also set the ballot question.



How is the New Sales Tax Implemented?

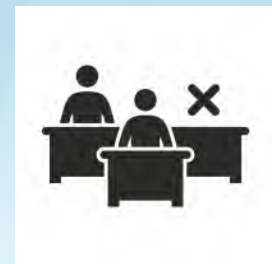


- Following the adoption of the IGA, the tax must be approved through local referendum
- Approval by the voters will be required to levy the sales tax
- This is a different vote than the one that occurs in November approving the constitutional amendment!

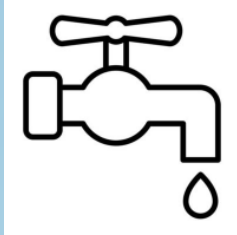


How are Cities Not on the IGA Treated?

- The IGA must also specify a portion of the proceeds that the cities not on the IGA will receive.
- Must not be less than the proportion the absent municipality's population bears to the total population of all cities within the county that levy a property tax.
 - Modelled after LOST absent municipality provisions.



How are MOST Cities Treated?



- Cities levying a MOST (Municipal Option Sales Tax for Water and Sewer Projects) are excluded.
- Will not be considered for eligibility and are not included in these calculations.
- Tax will not be collected within the city and city can not receive the proceeds of this tax.
- Currently Atlanta, East Point, College Park, & Hapeville.



How is the New Tax Collected and Distributed?

- Collection of the tax will begin at the start of the next calendar quarter beginning more than 50 days after that date (as opposed to eighty days for other local sales taxes).
- The Georgia Department of Revenue (DOR) sends the money to the county and the county will be responsible for distributing the money to the cities in accordance with the IGA.



How Can the Tax Be Renewed?

- The tax can run up to 5 years
- Prior to the expiration, if the local governments want to renew, it requires:
 - Passage of a local Act calling for the reimposition of the tax
 - A new IGA between the county and eligible number of cities
 - A new referendum to approve the tax by the voters
- Talk to your local delegation!



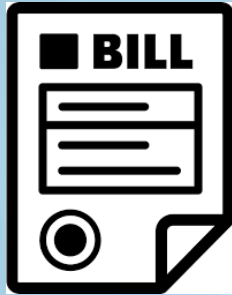
How are Funds From the New Sales Tax Used?

- Funds must be used exclusively for property tax relief
- Each taxpayer's property tax bill shall state the amount by which property tax has been reduced because of the imposition of this tax.
- The roll-back rate shall be reduced annually by the millage equivalent of the net proceeds of this new tax received by the political subdivision during the prior taxable year.
- If any political subdivision is not in compliance with the use of the proceeds from this tax, then the State Revenue Commissioner shall not certify the tax digest of that political subdivision until it comes into compliance.



HB 581

Part 3: Procedural Property Tax Changes



- Created an “estimated roll-back rate” which is certified to the tax commissioner/collector by the local governments.
- The estimated roll-back rate is required to be included on the assessment notice, replacing the previous year’s millage rate.
 - Designed to attempt to allow local government to give more accurate estimate of what tax liability will be.



HB 581

Part 3: Procedural Property Tax Changes

- This gives local governments broad flexibility to set this rate wherever they deem appropriate
 - This does not need to be the same millage rate as the rollback rate for taxpayer bill of rights
- If the adopted millage rate exceeds the estimated roll-back rate, then a disclaimer is included on the tax bill stating the name of the governing authority that exceeded the estimated roll-back rate and that this will result in an increase of taxes owed.



HB 581

Part 3: Procedural Property Tax Changes

- Removed the provision that the sale price is the maximum allowable fair market value in the next taxable year.
 - This provision caused the Department of Audits and Accounts (DOAA) to change their sales ratio study methodology when it was originally passed in 2010, so this change will improve the sales ratio study and prevent penalties on local governments and their taxpayers.
- This legislation also allows the Board of Assessors to appeal the sales ratio study directly instead of requiring a local government to appeal on their behalf.



HB 581

Part 3: Procedural Property Tax Changes

- Modifying the three-year lock for appeals so the taxpayer only receives the lock if they receive a value reduction upon appeal.
- Updating the settlement conference statute so that if neither the taxpayer nor their representative participates in good faith, then the taxpayer shall not receive the benefit of the temporary 15 percent reduction in taxes owed and shall not be awarded attorney's fees.
- Requiring that the chief appraiser ensure that every parcel in the county be appraised at least every three years.



Policy Considerations for Local Governments

- As with any other local government choice, this is a policy decision with pros and cons to be considered.
- The floating homestead exemption rewards homeowners, especially those that reside in the community for a long period of time after this legislation takes effect.
- Taxes do not disappear – they only shift: in this instance, the taxes are shifting from homestead properties to all other property types (commercial, agricultural, industrial, residential non-homestead).



Policy Considerations for Local Governments

- Taxation is a formula: taxable value multiplied by the millage rate gives the property tax revenue to meet local budgets.
 - Since the floating homestead exemption slows the growth in value for residential homestead properties, it will create some upward pressure on the millage rate. The effects of a floating homestead increase over time, so this will have a smaller impact in the early years and a larger impact in the later years.
- Counties and cities may more easily increase the millage rate if needed than schools due to the 20-mill cap, which may only be exceeded after the successful passage of a local referendum.



Other Local Government Considerations

- Each local government (counties, cities, and schools) may independently decide whether to opt out.
- This decision does not impact the homestead exemptions but cities and counties can impact eligibility for the FLOST.
- Every local government has a unique digest mix of property types. Local officials are encouraged to contact their Chief Appraiser for information regarding their specific situation. Some communities will better be able to support a floating homestead exemption than others.



Other Local Government Considerations

- The referendum is likely to be very popular and citizens may not understand a local government's decision.
- Even if your local government decides to opt out of the HB 581 floating homestead exemption, nothing precludes your local delegation of the General Assembly from passing a local Act putting a local floating homestead to referendum in your jurisdiction.
- If a local government decides to opt out, it may be best practice to explain this decision to the public and the local delegation.



Other Local Government Considerations

- Many jurisdictions have existing floating homestead exemptions. These typically apply only to M&O millage rates, but not to special service districts (SSDs).
 - The HB 581 floating homestead exemption applies to special service districts in addition to M&O but does not apply to bond millage.
 - If a local government that has a floating homestead exemption already in place does not opt out, then their special service districts will be affected by the new floating homestead exemption.
- A local government may consider opting out to avoid confusion.



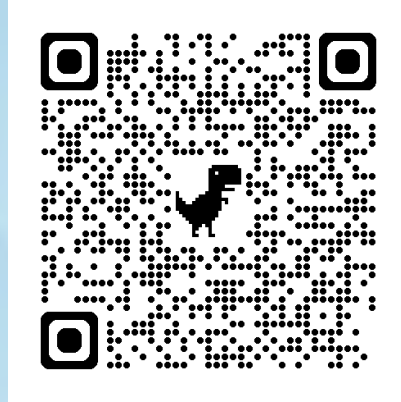
Other Local Government Considerations

- While the decision to opt out of the floating homestead exemption is independent, instituting the new sales tax requires collaboration between the county and cities.
- The county and all cities in the county that levy a property tax must have a base year homestead exemption in place (statewide or through a local Act).
- The county and cities should discuss the option of the sales tax before expiration of the opt out period.
- Know the distribution is determined by the IGA, so this should be discussed early.
- A local Act is required for renewal, so involve your local delegation.



Next Steps....

- Joint ACCG-GMA Webinar Oct. 16th (live and recorded).
 - This will be the same presentation
- Joint Guidance Document/FAQ released today!
 - Document on GMA's Website
 - Link to ACCG HB 581 page:
 - [ACCG Advancing Georgia's Counties](#)



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ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA & GEORGIA MUNICIPAL ASSOCIATION

HB 581 (2024): Frequently Asked Questions Document

The Local Opt-out Floating Homestead Exemption & Floating Local Option Sales Tax (FLOST)

House Bill 581 was passed by the Georgia General Assembly during the 2024 legislative session and was signed into law by Governor Kemp on April 18, 2024.

[HB 581](#) provides for several significant changes impacting local government revenue. Counties and cities must understand these changes and be prepared to make critical decisions in the coming months that will have lasting impacts. In general, HB 581 has three major components: first, the bill provides for some procedural changes to property tax assessments and appeals; second, the bill provides for a new statewide homestead exemption that applies to local governments unless the local government affirmatively opts out; third, the bill creates a new local option sales tax available to be used for property tax relief.

This document provides frequently asked questions (FAQs) to give an overview of the key provisions of the bill, the statewide homestead exemption and new local option sales tax, and the considerations local governments must have in mind. Appendix A then includes an outline of these key provisions to help guide local decision making.

A. Generally

1. In a nutshell, what is HB 581 (2024) about?

HB 581 contains multiple provisions related to property tax and sales tax. Most relevant to this FAQ, the bill:

- a. Grants a statewide homestead exemption that limits the increases in the taxable value of homes to no more than the inflation rate that occurred over the prior year;
- b. Allows local governments to elect to opt out of this homestead exemption within their jurisdiction so that it will not apply to their taxable values; and
- c. Authorizes most local governments with the new homestead exemption (or equivalent) to levy a new sales tax to be used for property tax relief.

2. Where did this proposal come from and what was the reason?

Entering the 2024 legislative session, many legislators were concerned with the rapid rise in property values across the state, and in turn, the rise in property taxes. The homestead exemption proposal came from the General Assembly and was first introduced in the Senate. The reason was to provide more certainty to homeowners who are concerned about the significant increases to the taxable value of homes in recent years. Under this bill, if the local government does not opt out, then the homeowner knows their value may not increase by more than the rate of inflation, which prevents large jumps and helps them budget.

The sales tax provision (FLOST) came from the House and was originally designed as a flexible new sales tax to act in place of sales tax laws written to apply to only one jurisdiction, such as that for the Coliseum SPLOST for Augusta-Richmond County; however, it changed throughout the legislative process to become a method to reduce millage rates imposed on all properties (homestead and non-homestead).

B. The Homestead Exemption of HB 581

1. What type of homestead exemption does HB 581 provide? Is there a difference between floating, base-year, adjusted base-year, and frozen homestead exemptions?

The core purpose of any base-year, floating, or frozen homestead exemption is to reduce or eliminate the tax impact of increases in the fair market value of a homesteaded property that occur following the purchase of a home. The terms are generally synonymous and used to describe either the practical or technical effect of the exemption. The key difference is whether such an exemption allows for adjustments to the base year value based on a standard rate or the inflation rate.

For a base-year, floating, or frozen homestead exemption **without** an adjustment factor, the value of the exemption changes or floats each year to always equal and exempt the full difference between the base-year value of the home and the current value of the home, so that the taxable value of the home never increases (but the millage rate may still increase). These are most often called frozen exemptions because the assessed value of the home is blocked from increasing (and often, from decreasing).

For a base-year, floating, or frozen homestead exemption **with** an adjustment factor, the base year and the base year value for a homestead does not change, but the base year value is adjusted annually by a percentage equal to either a set rate or the inflation rate that occurred during the prior year. These are best called adjusted base-year homestead exemptions.

In the case of HB 581, practically speaking, the homestead exemption limits the amount of any increase in the assessed value of homes to no more than the rate of inflation experienced over the prior year—it does not freeze the value. This is best described as an adjusted base-year homestead exemption, because it grants an exemption equal to the difference between the homestead’s adjusted base-year value—generally the value for the year prior to the homeowner’s application for the exemption plus an inflation factor for each year since the exemption was first granted—and the current year’s true value.

It is important to note that most of these homestead exemptions do account for substantial changes in the property. For example, if a homeowner doubles the size of their house, then the base-year value may be increased, regardless of any freeze or limitation, but thereafter, the new base-year value enjoys the benefit of the exemption. Also important to note, these exemptions do not stay with the property nor the property owner when a change in ownership occurs. If an individual sells their home, the taxable value of that home resets to fair market value for the next owner. Similarly, the individual cannot carry the value of the exemption to their new home.

2. How is the value of the HB 581 homestead exemption determined?

The value of the exemption is unique to each individual property and will generally change each year for such properties. The core purpose of a base-year or floating homestead exemption is to reduce or eliminate the impact of increases to the fair market value of a homestead. In the case of HB 581, the homestead exemption prevents rapid increases in the assessed value of homes but does not freeze the value.

HB 581 is considered an adjusted base-year homestead exemption, because it allows the homestead’s base-year value to increase annually by up to the inflation rate determined by the State Revenue Commissioner (likely the consumer price index) which occurred during the prior year. The value of the exemption is the difference between the adjusted base-year value and the fair market value. Even if two properties begin with identical base year values, if the fair market value of the properties diverge over time, then the property with the higher fair market value will receive the larger exemption while potentially paying the same in property taxes.

3. If my local government wants to opt out of the HB 581 homestead exemption, how can we do that?

As authorized through a constitutional amendment (HR 1022 (2024)) and outlined in HB 581, the opt-out process is very similar to the “public notification of tax increase” process that is required when a local government does not fully rollback its millage rate. The local government seeking to opt out of the HB 581 homestead exemption must advertise and hold three public hearings of intent to opt out, and then pass a resolution opting out and file it with the Secretary of State. The process may not begin until the effective date of the bill on January 1, 2025, and must be completed by March 1, 2025. Each local government (county, city, school) may independently make the decision whether to opt out; any combination may elect to do nothing or opt out of the HB 581 floating homestead exemption. If a local government opts out, its taxpayers will not receive the benefit of the exemption, and their property will be taxed (absent other exemptions) at the property’s fair market value.

4. Should my local government opt out of the homestead exemption if we already have another form of a floating, base-year, or frozen homestead exemption?

There are at least a few things to consider when answering this question for your jurisdiction.

First, how far does your current floating homestead exemption extend? Does it cover all millage rates, including those for special districts? The reason that this is important to answer is that the HB 581 homestead exemption extends to all millage levies except for any bond levies.

Second, does your current homestead exemption incorporate any form of inflationary or automatic increase? The value of the HB 581 homestead exemption for each homeowner is, in effect, reduced annually by the amount of inflation that occurred over the prior year, which allows the taxable value of the homestead to rise over time in-line with inflation. If your jurisdiction has a set rise over time that is expected to exceed the inflation factor in HB 581, then your jurisdiction may want to opt out.

Third, if the homestead exemptions are equivalent, you may want to consider opting out of the HB 581 floating homestead exemption to reduce confusion. Your jurisdiction would still have access to the new sales tax for property tax relief (FLOST) assuming all the conditions to impose the tax are met.

5. Does the HB 581 homestead exemption apply to community improvement districts (CIDs)?

For all practical purposes, the homestead exemptions would not apply to CID's as CID's may only levy taxes on nonresidential property. Ga. Const. Art. IX, Sec. VII, Para. III(c).

6. How does the HB 581 homestead exemption affect tax allocation districts (TADs)?

The homestead exemption could potentially reduce the amount of expected property tax revenue growth within the TAD by limiting the assessed value increase of homestead property over time. This question requires analysis specific to the TAD in question.

7. Can the HB 581 floating homestead exemption be later repealed for my county or city?

If a jurisdiction elects not to opt out of the HB 581 homestead exemption, they will not have an opportunity to opt out in the future and will have the homestead exemption permanently. There may be a method to remove such jurisdictions in the future, but it would require a change to general law or a constitutional amendment done by the legislature.

8. Will the HB 581 homestead exemption affect a homeowner's existing homestead exemptions?

HB 581 does not eliminate any existing homestead exemptions for any jurisdiction, regardless of the type of homestead exemption, but it may override existing floating, base-year, and frozen exemptions, if the HB 581 exemption provides a greater benefit to the taxpayer.

- a. If your local government has an existing non-floating homestead exemption, such as an exemption for \$5,000 of assessed value, that will be unaffected by HB 581. The floating homestead exemption is calculated first, and then the non-floating exemptions are calculated on the back end. That said, if the existing, non-floating local homestead exemption says that it may not be applied in addition to any other homestead exemption, then it may not be applied.
- b. If your local government has an existing base-year homestead exemption, then the taxpayer will receive whichever provides them with the largest benefit in any given year. Your tax assessor's office will be responsible for tracking both floating homestead exemption values in addition to the fair market value.

For example, if there is an existing base-year or floating homestead exemption that does not have inflationary increases, then it would generally provide the larger benefit to the taxpayer. Similarly, if the base-year of a homestead exemption that is comparable to HB 581 pre-dates HB 581's base-year, then the older base year will likely provide the larger benefit.

9. Will it affect the county's ability to impose a FLOST if another city opts out of the homestead exemption granted by HB 581?

Yes, if a city that imposes a property tax opts out, then the county and all cities within the county will be ineligible for the FLOST. If a city that does not levy a property tax opts out, then it would not affect the ability for the county to levy a FLOST. If even one city that opts out does levy a property tax at such time, then the FLOST would not be permitted. Of course, jurisdictions may opt out and not impact eligibility if the jurisdiction has another eligible homestead exemption in place.

10. If the county opts out of the homestead exemption will this impact a municipality's ability to impose a FLOST?

Yes. Similarly, if a county opts out all municipalities in the county will be ineligible for the FLOST unless the county has another eligible homestead exemption in place.

11. If a municipality or a county opts out of the HB 581 homestead exemption will homesteads have multiple assessed values for tax assessment?

Yes, if the homestead exemption applies for some but not all jurisdictions, the taxable value of the property will essentially be different. The fair market value of a property is the same for all taxing jurisdictions where the property is subject to property tax. Homestead exemptions are applied after the fair market value of the home is determined and reduce the taxable value of the home—the taxable value may be different among jurisdictions based on applicable homestead exemptions.

Every county assessor's office is required to maintain a set of books with the fair market value of the property. The assessor's office will be required to maintain two or more sets of values if there are one or more floating homestead exemptions. Each homestead may have a different base-year value across multiple jurisdictions, but this will be tracked by the assessor's office.

12. For a home that has an exemption under HB 581, what happens if the home is substantially improved or is destroyed? How are changes to the home's value that do not result from market forces handled?

Substantial changes to the property are considered when assessing the property. Any substantial change will increase or decrease the adjusted base year value of the home.

Example: The adjusted base year value of a home as of January 1, 2028, was \$500k. During 2028, the homeowner doubles the square-footage of her home and adds a swimming pool. As of January 1, 2029, the tax officials for the county determine that the changes to the home increase the value by \$200k. The adjusted base year value for the 2029 tax year = \$500k (the 2028 ABYV) + \$200k (substantial change value) + any applicable inflation factor.

13. If my local government opts out of the floating homestead under HB 581, can we opt in at a later date?

If your local government opts out, there is no future opportunity for the local government to unilaterally opt-in or rejoin the HB 581 exemption.

However, a local government may still obtain a similar homestead exemption in a traditional manner. The General Assembly may pass a local Act creating an equivalent local floating homestead exemption. This would require 2/3's vote in the General Assembly and a local referendum. The General Assembly may do this against the will of the local government. We encourage you to maintain a dialogue with your local legislators, especially if you intend to opt out.

14. If my local government opts out of the HB 581 floating homestead exemption and our legislative delegation disagrees with that decision, can they take action to mandate the floating homestead exemption on my local government?

If your local government opts out of the HB 581 floating homestead exemption and your legislative delegation disagrees with that decision, your local delegation can pass a local Act to impose a floating homestead exemption within the jurisdiction. HB 581 has not changed the ability of the legislature to create specific homestead exemptions for local governments. This local Act would be subject to 2/3 vote in the General Assembly and approval by the voters in a local referendum. If the referendum is successful, then your local government would be subject to the homestead exemption provided for in the local Act, even though you opted out of the HB 581 exemption.

Note: A local government could elect to opt out of the HB 581 exemption and ask their local delegation to proceed with a more customized version of the homestead exemption.

15. Can the floating homestead exemption be transferred to a new owner of the home?

No, the homestead exemption is not portable or transferable—it is tied both to the property owner and the home. However, in the case of a surviving spouse who was not on the deed at the time of their spouse's death, said surviving spouse may continue the homestead exemption in the same manner as the deceased spouse, provided that the surviving spouse is otherwise eligible for the homestead exemption.

For anyone else that acquires the home as a homestead, the base-year and base-year value will be reset to the year prior to the person's acquisition of the home and to the actual value for the home for such prior year.

16. How much land can be included in a qualified floating homestead exemption?

Georgia state law states that the homestead exemption applies to the homestead and the land immediately surrounding the homestead; there is no specification for acreage. Many local homestead exemptions do limit the total acreage. It is likely up to local interpretation as to what

land constitutes the land “immediately surrounding” the homestead. The exemption would not include buildings or structures on the property, which are not part of the homestead dwelling, itself.

17. Does the HB 581 floating homestead exemption apply to special service districts?

Yes, the HB 581 floating homestead exemption applies to all millage rates except for millage rates to retire bonded indebtedness.

Point to consider: If the local government has an existing floating homestead exemption that *does not* apply to special service districts, then you may want to consider opting out, so your special service district millage levies are unaffected.

18. If a homeowner’s assessed value was locked following their appeal to the Board of Equalization in 2022, would that value be used for the 2024 base year for the purposes of the HB 581 exemption?

The homestead’s final assessed value for the base year is the base year value for the purposes of the HB 581 exemption. Code Section 48-5-44.2(a)(3)(A). Accordingly, if the locked assessed value from 2022 is what was lawfully used as the homestead’s final assessed value for 2024, then that taxpayer would have their HB 581 2024 base year assessed value set at that same amount.

19. Will the market value or the adjusted base year value be used when calculating value increases to the tax digest that are factored into the rollback millage rate that cannot be exceeded without advertising a tax increase?

The digest value for rollback purposes utilizes the net taxable digest, which is the value of the digest *after* exemptions are accounted for.

C. The Floating Local Option Sales Tax (FLOST)

1. Generally, what is the FLOST?

The Floating Local Option Sales Tax or FLOST (named for its relation to the floating homestead exemption) is a new sales tax that can be levied up to 1 percent and collected county-wide. Funds are split between the county and cities based upon an intergovernmental agreement (IGA) and used for property tax relief.

2. What are the minimum requirements for a given county or municipality to be eligible to levy a FLOST?

- a. The county or municipality must levy a property tax and have a base-year or floating homestead exemption in effect¹;
- b. All other municipalities within the county that currently levy a property tax must also have a base-year or floating homestead exemption in effect²;
- c. The county or municipality must have available room under the overall sales tax cap³;
- d. The county and the applicable number of municipalities must enter into an intergovernmental agreement as required under Code Section 48-8-109.31(d)(1)(B);
- e. Hold a successful local referendum⁴; and
- f. Utilize the proceeds for property tax relief and in accordance with the IGA⁵.

3. Who must sign the intergovernmental agreement to authorize the referendum for the FLOST?

The county must reach an intergovernmental agreement with municipalities levying a property tax that represent at least 50% of the total municipal population within the county. This minimum requirement does not preclude more municipalities than those representing 50% of the municipal population from signing the IGA if all parties agree.⁶

Any municipality that does not sign the IGA is treated as an 'absent municipality' and will receive proceeds from the FLOST based upon the size of its population relative to the total municipal population within the county, excluding any municipalities that do not levy a property tax. Municipalities that do not levy a property tax are excluded from the calculations and from sharing in FLOST revenues.⁷

¹ Code Section 48-8-109.31(d)(1)(A).

² Code Section 48-8-109.31(d)(1)(A).

³ Code Section 48-8-6(a).

⁴ Code Section 48-8-109.32.

⁵ Code Section 48-8-109.42.

⁶ Code Section 48-8-109.31(d)(1)(A).

⁷ Code Section 48-8-109.31(d)(2).

4. What must an IGA to levy FLOST include?

- a. The rate of the tax: incremental in .05% increments up to a full 1.0%;
- b. The duration of the tax: up to 5⁸ years;
- c. Provisions for calling the referendum for the tax, including the question for the ballot;
- d. The distribution schedule⁹ apportioning proceeds among:
 - i. County
 - ii. Municipalities
 - iii. Absent Municipalities
- e. The IGA is not required to specify how property tax relief is to be applied but may do so.

5. How is the sales tax referendum scheduled?

First, there must be a valid intergovernmental agreement between the county and cities specifying the distribution of the tax. Next, the county may call for the sales tax referendum similar to other sales tax referenda.¹⁰

6. Is a local referendum necessary to impose the FLOST even if the ballot measure in November is successful?

Yes. It is important to note that the ballot question in November of 2024 proposes a constitutional amendment which enables the homestead exemption. If this amendment is not approved, all of HB 581 (including the FLOST) is repealed. If the constitutional amendment is approved, a subsequent referendum within the county is still required to levy the FLOST. Counties and cities should be mindful that the FLOST must be approved by voters in the county to be levied when making policy decisions concerning the homestead exemption.

7. Does FLOST revenue affect the rollback millage rate that is calculated for the purposes of Code Section 45-5-32.1 (Taxpayer Bill of Rights), which requires the advertising of a property tax increase, if exceeded?

Yes. Unlike LOST, the total amount of FLOST collected in the preceding calendar year must be subtracted from the millage equivalent calculated to provide the jurisdiction with the same net proceeds from the current year’s net taxable digest value as those derived from the previous year’s millage rate when multiplied by the previous year’s net taxable digest value.

⁸ Code Section 48-8-109.32(a).

⁹ Code Section 48-8-109.36(2).

¹⁰ Code Section 48-8-109.32.

8. What can the FLOST revenues be used for?

FLOST revenue must be used for property tax relief. Per Code Section 48-8-109.42, FLOST revenues:

- “[S]hall be used exclusively for tax relief and in conjunction with all limitations provided in the intergovernmental agreement authorizing the tax for such political subdivision.”
- Additionally:
 - “Each taxpayer's ad valorem tax bill shall clearly state the dollar amount by which the property tax has been reduced as a result of the imposition of the tax imposed under this article”; and
 - “The roll-back rate for the political subdivision, which is calculated under Code Section 48-5-32.1 [Taxpayer Bill of Rights], shall be reduced annually by the millage equivalent of the net proceeds of the tax authorized under this article, which proceeds were received by the political subdivision during the prior taxable year.”

9. In what ways may the local government calculate and apply the FLOST property tax relief to the property tax bill?

Outside of the parameters in Code Section 48-8-109.42, jurisdictions have latitude to apply the funds for legal purposes within the special district and as may be provided for in the intergovernmental agreement.

- The tax relief must be applied uniformly across all forms of tangible property within the given taxing jurisdiction for which it applies. For these purposes, taxing jurisdictions for which property tax relief may be granted can be the county, a municipality, or a special district, provided that the application is uniform within the given taxing jurisdiction.
- When the credit or reduction is shown on the taxpayer’s property tax bill, it **MUST** be applied as property tax relief, which would be a reduction in a charge that is assessed and levied upon the value of a property. The credit *cannot* reduce any charge or fee, which is not levied upon the value of the property (ad valorem). If a flat dollar amount is shown on the property tax bill, said dollar amount must be derived from the taxpayer’s savings from the reduction in the millage rate or assessed value.
- While not required, the best practice is to include within the required IGA exactly how the proceeds of the FLOST will be applied as property tax relief.

10. What types of communities would benefit most from a FLOST?

Communities that wish to supplant property taxes with sales tax would benefit from FLOST. It is a policy decision that would be expected to shift some of the tax burden imposed on the local government’s property owners to those who make purchases within such jurisdiction. Accordingly, communities with sales tax revenues derived disproportionately from those living outside of the local government’s jurisdiction would expect to see a net benefit for its property owners by shifting the tax burden to consumers; whereas those communities that have disproportionately few property owners among its many resident consumers would find only a shifting of the tax burden within the jurisdiction.

11. How often does the FLOST have to be voted on?

FLOST may be implemented for up to 5 years at a time, so at least every 5 years. Moreover, all FLOST renewals require a local Act of the General Assembly, so there is no renewal without a local Act and a new IGA, and passage in a local referendum.¹¹ While there is no requirement of a local Act to initially levy the FLOST any subsequent renewal does require a local Act from the General Assembly.

12. My county doesn't have a LOST. How will this affect my county, city, etc.?

Having a LOST is not a requirement for the FLOST. LOST is the most similar sales tax to the FLOST, but the way property tax relief is calculated under FLOST is more flexible than LOST.

13. Does this bill require the Department of Revenue to provide point-of-sale information?

This bill does not require DOR to provide point of sale information but does require such information to be furnished to DOR by the retail establishments that are required to collect the tax. All sales for FLOST occur countywide (within the special district which is conterminous with the boundaries of the county), except in the case of a county containing a municipality that levies the Water and Sewer Projects Cost Tax (MOST), in which case the FLOST is not collected within the boundaries of the MOST city.

14. Are Water and Sewer Projects Cost Tax (MOST) cities ineligible for a FLOST?

Yes, the cities that levy a MOST tax are ineligible to levy or receive proceeds from FLOST. This means that they are not counted when determining the municipal population in the county levying the LOST, the city levying the MOST cannot share in the proceeds of the FLOST, and the FLOST may not be levied within the municipal boundaries of the city levying the MOST.

Currently, the MOST cities are: Atlanta, East Point, College Park, and Hapeville.

15. If the school board opts out of the floating homestead exemption, can the county and municipalities still levy the FLOST tax?

Yes, if the school board opts out, you can still levy the tax assuming all other requirements are met. Schools generally cannot receive revenues from sales taxes other than those authorized by the Constitution (ESPLOST) and certain existing Local Constitutional Amendments (ELOSTs), so it would require such a constitutional amendment specifically authorizing or requiring that school districts receive a share in the FLOST.

¹¹ Code Section 48-8-109.33(c)

16. If my jurisdiction opts out of the HB 581 floating homestead exemption and has an existing base-year or floating homestead exemption, but which only applies to the general maintenance and operations (M&O) levy, would my jurisdiction be blocked from participating in the FLOST?

No, not on that basis alone. If your local government has an existing floating or base-year homestead exemption of any kind, you may still qualify for the FLOST, even if you opt out of the HB 581 floating homestead exemption. HB 581 only requires that you have some form of a base-year or floating homestead exemption to participate in FLOST. Such exemption can either be a local floating homestead exemption (predating HB 581 or added after) or the HB 581 floating homestead exemption. Please note that the HB 581 floating homestead exemption will apply to all levies, including special service districts, except for bonded indebtedness.

17. If my county or city decides to opt of the homestead exemption, is it forever ineligible to levy the FLOST?

No. First, your city or county may already have a homestead exemption in place making them eligible for the FLOST. Second, if there is no homestead exemption in place and your county or city opts out, it can once again become eligible to levy the FLOST in the future through a subsequent eligible homestead exemption put in place by a local Act of the General Assembly.

18. What happens if we pass a FLOST and our legislative delegation does not approve the renewal, or the voters do not renew it?

If you pass a FLOST and your legislative delegation does not approve the renewal or the voters do not renew it, then the most likely outcome is an increase in the applicable millage rates. Since FLOST is sales tax being used to offset property tax, if the FLOST expires, the local government will have to cut expenses, raise property taxes, or some combination thereof.

19. If my county has an ELOST, can we utilize the FLOST?

If your county has an ELOST, the availability of FLOST depends on a few factors:

- a. Does the exact verbiage of the local constitutional amendment (LCA) limit the distribution of proceeds in the way that FLOST requires? Some of the LCAs are very permissive, and others are very restrictive. Please consult with your local jurisdiction's attorney for a legal opinion.
- b. Is the jurisdiction otherwise eligible to levy a FLOST?
- c. Does the jurisdiction have sufficient room under its local sales tax cap to levy a FLOST? See Code Section 48-8-6(a).

ELOST Counties: Bulloch County; Chattooga County (and Trion City); Colquitt County; Habersham County; Houston County; Mitchell County (and Pelham City); Rabun County; Towns County.

Appendix A: HB 581 - Timeline/Decision Tree

- 1) November 5, 2024: Statewide ballot measure determining approval of constitutional amendment enabling homestead exemption.
 - a) If the ballot question is not approved, HB 581 is repealed in its entirety. No further action is needed by local governments. All other property tax changes and the FLOST are repealed as well.
 - b) If the ballot question is approved, counties, cities, and school boards may independently determine whether they would like to “opt out” of the homestead exemption and not have the exemption apply to their homeowners.
- 2) Beginning January 1, 2025 through March 1, 2025, local governments may “opt out” and not have their homeowners receive the HB 581 floating homestead exemption.
 - a) If the local government decides not to “opt out” no action is required by the local government and the homestead exemption will go into effect.
 - i) The HB 581 homestead exemption does not replace existing locally enacted homestead exemptions.
 - (1) If your local government has an existing flat dollar homestead exemption, the 581 exemption will be in addition to that exemption.
 - (2) If your local government has an existing base year or adjusted base year exemption, the taxpayer will receive the more beneficial exemption.
 - b) If your local government decides to opt out, it must advertise and hold three public hearings of intent to opt out, and then pass a resolution opting out and file it with the Secretary of State by March 1, 2025.
- 3) If the November 2024 ballot question is approved, your county or city may decide whether to levy a FLOST for property tax relief. You must determine if you are eligible for the FLOST.
 - a) If your county/city does not levy a property tax, you are not eligible to levy/participate in the FLOST.
 - b) If you levy a property tax:
 - i) Your county/city must have a base year or adjusted base year homestead exemption in place.

*This may either be the homestead exemption provided by HB 581 or an existing base year or adjusted base year homestead exemption created by a local Act.
 - ii) The county and every municipality in the county that levies a property tax must also have a base year or adjusted base year homestead exemption in place (HB 581 or existing).
 - iii) If the county or any city that levies a property tax does not have an eligible homestead exemption in place, the county and all cities within are not eligible for the FLOST.

- c) If the eligibility criteria is met:
 - i) The county and city or cities representing at least 50% of the municipal population of cities levying a property tax must sign an intergovernmental agreement (IGA) for the levy of the tax. This IGA will set the rate (up to 1%), duration (up to 5 years), distribution of proceeds among the county and cities, and the ballot question to be used.
 - ii) The levy of the FLOST must be approved by the voters across the county in a referendum.
- d) The FLOST may then be levied for up to 5 years before needing to be renewed. Prior to the expiration of the tax a renewal requires: A local Act by the Georgia General Assembly approving the renewal for the jurisdiction, a subsequent IGA between the eligible county and cities, and a subsequent referendum for the voters to approve the renewal of the tax.

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Business Item 20:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: January 6, 2025

Subject: Schedule Work Sessions and Called Meetings as Needed

Summary:

Schedule Work Sessions and Called Meetings as Needed

Background:

Cost:

Recommended Motion:

Board Discretion