

Monroe County Board of Commissioners

Minutes of the June 6, 2023

Regular Commissioners Meeting

6:00 P.M.

Present:

Greg Tapley, Chairman

Eddie Rowland, Vice-Chairman

Lamarcus Davis, District 1

John Ambrose, District 3

George Emami, District 4

Staff:

Ben Vaughn, County Attorney

Jim Hedges, County Manager

Janet Abbott, County Clerk

Richard Dumas, Public Information Officer

Kelsey Fortner, Community Development Manager

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Russellville Baptist Church Minister of Music Joe Thompson gave the invocation.

Pledge

Chairman Tapley led the Pledge.

Roll Call

County Clerk Janet Abbott called roll.

Call to Order

Chairman Tapley called the meeting to order at 6:00 P.M.

Proclamation-Roxanne “Roxy” Dewberry Retirement

In honor of Roxane Dewberry’s retirement, Chairman Tapley read a proclamation naming June 6th as Roxanne Dewberry Appreciation Day. Chairman Tapley presented Mrs. Dewberry with a vase and a framed copy of the proclamation. Several members of Mrs. Dewberry’s family were present for the presentation as well as EMS Chief Matt Jackson, Battalion Chief Jack Harper, and multiple EMS employees.

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval with the removal of the Landfill staffing request and removal of executive session.

Commissioner Ambrose motioned to approve the agenda with said changes.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Approve Minutes-BOC Meeting-May 16, 2023, Regular Meeting

Commissioner Ambrose motioned to approve the minutes of the May 16, 2023, regular meeting with the normal 30 days for changes.

Commissioner Rowland seconded the motion and the motion carried 4-0-1 with Chairman Tapley abstaining due to being absent from the meeting.

Public Works-Small Projects

County Manager Jim Hedges stated a recommendation by Commissioner John Ambrose was made to set aside a small amount of TSPLOST funds for small resurfacing projects. Road Consultant Kim Stokes and Road Superintendent Gary Futch have evaluated this recommendation and recommend the purchase of a small paver and an asphalt roller which will enable the Public Works Department to conduct small road repairs at a substantial savings to the county as opposed to bidding such projects out to general contractors.

Public Works-Small Projects:

- Road repairs that would be a more permanent fix than the temporary process currently in use.
- Targeted repairs would be on roads not in the projected resurfacing programs, or not scheduled for resurfacing for a few years.
- Examples
 - Faulkner
 - Collier
 - Tharpe
 - Lassiter
 - Others throughout the County.

Small Project Selection

- Fix the worst roads first.
- Selection by Acting Road Superintendent
 - Not by District
 - Based on road condition
 - Amount of use
 - Amount of benefit to the citizens
 - Recommendation from Commissioners

Types of Repairs

- Two types of repairs
 - Full depth asphalt repair of 4-6 inches in depth
 - Graded aggregate base repair with 1.5 to 2 inches of asphalt surface.
- Type of repair would depend upon the type of failure, traffic loading, and the roadway environment.

Estimated Cost

- Assumptions
 - 10,500' annually
 - 2640 tons of asphalt installed by 3rd party.
 - \$225/ton installed, or \$594,000 annually
- Downside
 - Time to advertise.
 - Difficult to attract bidders in this small, on call, market that have the capacity to furnish payment and performance bonds.

In-House versus Contracting

- In-House
 - Bigger bang for our buck
 - Lower cost for asphalt
 - Cheaper trucking cost
 - Use of County labor as opposed to contractor labor.
 - No sales tax
 - Lower cost for traffic control
 - Elimination of contractor profit
 - Save time on bidding, 4-6 weeks.

- Contracting
 - More expensive

What Do We Need?

- Small asphalt paver
- Asphalt roller
- Small hand tool

Asphalt Paver-\$325,000

Asphalt Roller-\$75,000

Available Road Funds

- | | |
|--------------------------------|-------------|
| • 2020 Road SPLOST | 1,500,000 |
| ◦ McCowan Road | (1,292,779) |
| ◦ Lakeshore Drive | (206,830) |
| • 2022 LMIG | 667,721 |
| • 2023 LMIG | 681,524 |
| • TSPLOST (April-April) | 5,945,871 |
| • Total Road Funding Available | 7,295,507 |
| • LMIG Estimate/Bid | (4,761,101) |
| • Total | 2,534,406 |

Coming Up

- | | |
|-------------------------------------|-----------|
| • June 1 Balance | 2,534,406 |
| • Small Projects | (600,000) |
| • Equipment | (400,000) |
| • Subtotal | 1,534,406 |
| • Estimated May-October Collections | 2,529,318 |
| • Funds Available Next Phase | 4,063,724 |

County Manager Jim Hedges stated the way forward is to authorize the purchase of an asphalt paver and asphalt roller and the allocation of TSPLOST funds for in-house small Public Works Projects at a cost not to exceed \$1,000,000.

Commissioner Ambrose motioned to authorize the purchase of an asphalt paver and asphalt roller with the allocation of TSPLOST funds not to exceed \$1,000,000.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Commissioner Emami stated he would like a follow-up in 4-6 months.

ROW Moratorium Amendment

County Manager Jim Hedges stated the Monroe County Board of Commissioners enacted a temporary emergency moratorium on April 4, 2023, on issuance, acceptance, or processing of applications or permits for encroachment of the County rights-of-way. This moratorium was enacted until October 31, 2023.

An amendment is recommended by Resolution that would place the moratorium to be applicable only to applications or permits to encroach on County rights-of-ways for installing sewer lines or related wastewater treatment lines or systems. Several applications have been denied relating to the installation of a gas line, and fiber cable internet.

Commissioner Ambrose motioned to adopt the resolution to amend the original ROW moratorium to be applicable only to applications or permits to encroach on county rights-of-ways for installing sewer lines or related wastewater treatment lines or systems.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Subdivision Plat Approval

Community Development Manager Kelsey Fortner presented a subdivision plat for Blue Ridge Estates/Blue Ridge School Road for approval. Mrs. Fortner stated the proposal is from property owner W. Barnes and Developer Wellston & Associates, Spence Johnson. The plat was originally recorded in 2000 and approved by the board. This request is to move lot lines and slightly reduce the first 10 originally recorded lots to 9 lots. Lots 8 & 9 would be larger because of this line adjustment.

Following a board discussion, Commissioner Ambrose motioned to deny.

Commissioner Ambrose's motion failed due to a lack of a second.

Following additional discussion, Commissioner Rowland motioned to approve.

Commissioner Davis seconded the motion and the motion carried 4-1 with Commissioner Ambrose opposed.

Landfill Staffing Request

This item was removed from the agenda.

Planning & Zoning Hearing-Woodford-Conditional Use

Commissioner Davis motioned to enter a public hearing at 6:36 p.m. for a conditional use application.

Commissioner Emami seconded the motion and the motion carried 5-0.

Community Development Manager Kelsey Fortner presented a conditional use application for property located at 234 Old Popes Ferry Road, Juliette Georgia 31046, Map 102 Parcel 022. The property owner and applicant is John R. Woodford, Jr. Mrs. Fortner stated the conditional use is being requested after the 6-month expiration of the previous conditional use request in November 2018. The request is for small commercial offices as

previously requested. Mrs. Fortner stated everything is still the same as it was when requested 5 ½ years ago, five parcels and a road.

Steven Rowland was present on behalf of the application.

Ms. Fortner stated the Planning and Zoning Board recommended approval.

No one was present in opposition to the request.

Commissioner Ambrose motioned to close the public hearing at 6:40 p.m.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Commissioner Ambrose motioned to approve the conditional use application.

Commissioner Emami seconded the motion and the motion carried 5-0.

Planning & Zoning Hearing-Jenkins-Variance

Commissioner Ambrose motioned to enter a public hearing at 6:40 p.m. for a variance application.

Commissioner Davis seconded the motion and the motion carried 5-0.

Community Development Manager Kelsey Fortner presented a variance application for property located on Jenkins Road, Forsyth Ga, 31029, Map 090, Parcel 032C-032G-030J. The property owners are Robert and John Jenkins, and the applicant/representative is Robert Jenkins. The property is currently zoned agricultural. Mrs. Fortner stated the variance request is for three parcels off Jenkins Road. This request will be for a 60' private road to access three proposed parcels. A variance for two of those proposed parcels equals less than the required 10-acres off a private road. The division would create two 6-acre tracts and one 17-acre tract.

Mrs. Fortner stated the Planning and Zoning Board recommended approval.

No one was present in opposition to the request.

Commissioner Ambrose motioned to come out of the public hearing at 6:42 p.m.

Commissioner Davis seconded the motion and the motion carried 5-0

Commissioner Ambrose motioned approve to the variance application.

Commissioner Davis seconded the motion and the motion carried 5-0

Planning & Zoning Hearing-Boyd-Variance

Commissioner Ambrose motioned to enter a public hearing at 6:42 p.m. for a variance application.

Commissioner Emami seconded the motion and the motion carried 5-0

Community Development Manager Kelsey Fortner presented a variance application for property located on Renouf Road, Forsyth, Georgia, Map 030 Parcel 012B. The property owner and applicant is Angela and Paul Boyd. The variance request is to parcel out 3-acres on the private road portion of Renouf Road. Ms. Fortner stated 3-acres is less than the minimum allowed on a private road. 3-acres is the minimum in agricultural zoning, no variance requested for non-compliance.

Mrs. Fortner stated the Planning and Zoning Board recommended approval.

No one was present in opposition to the application.

Commissioner Ambrose motioned to close the public hearing at 6:45 p.m.

Chairman Tapley seconded the motion and the motion carried 5-0

Commissioner Ambrose motioned to approve the variance application.

Commissioner Rowland seconded the motion and the motion carried 4-0-1 with Commissioner Emami abstaining due to the recent sell of an adjacent piece of property.

Unified Development Ordinance

Commissioner Rowland gave an update on the Unified Development Ordinance. Commissioner Rowland stated the Board of Commissioners and the Zoning Board met in a two-hour meeting on Sunday, June 4, 2023. Commissioner Rowland stated the history of Monroe County Zoning was discussed and they also recognized that different areas of the county and different neighborhoods have different views of what zoning should look like. He stated the job of the commission and zoning is to get a balance of a zoning ordinance that best serves the majority of the property owners. Commissioner Rowland stated after a discussion it was agreed the best option was a blend of the old ordinance and the new proposed UDO, using the UDO as a base. Commissioner Rowland stated the two boards discussed various items that each person felt should be added or taken away and eventually decided the task would be handed over to zoning, who are the professionals, and give them 90 days to review and make proposed changes in order to propose a modified UDO. Commissioner Rowland stated from there the County Commission will take it and consider it from that point. He stated everyone was committed to working on the ordinance and to make an ordinance that best serves the citizens and property owners in Monroe County.

Commissioner Comments

Commissioner Davis stated the meeting on Sunday was a great session.

Commissioner Rowland stated he would like to recognize the Monroe County Planning and Zoning Board and Community Development Manager Kelsey Fortner, stating they are real professionals, and he applauds their efforts and commitment.

Commissioner Ambrose stated he had recently requested the use of discretionary funds for the purchase of pet beds at Animal Control, but the beds were donated. Commissioner Ambrose stated in the new portion of the shelter they need three sets of shelves, and he would like to use the money previously asked for to purchase the shelves. Commissioner Ambrose stated without tax the shelves are \$297 each and they need three of them.

Commissioner Emami motioned to approve the use of Commissioner Ambrose's discretionary funds for the purchase of shelves at Animal Control not to exceed \$1100.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Commissioner Emami stated he wanted to also say it was a great meeting on Sunday and thanked everyone that participated. He stated he thinks we are in the final stages and Sunday's meeting showed that we can come to an agreement and get consensus, and because of the rigor and work the Planning and Zoning Board is required to put into this ordinance he would like to propose a \$500 bonus for each of the P&Z Board members once the process is completed. After a Board discussion, the Board agreed by general consensus.

Chairman Tapley congratulated Ms. Roxanne Dewberry on her retirement and stated he was thankful for her service.

Chairman Tapley apologized for not attending the UDO meeting on Sunday, but he was at a previously planned father/son trip.

Public Comments

No public comments

Executive Session-Real Estate

There was no executive session.

Action from Executive Session

There was no executive session.

Adjourn

Commissioner Ambrose motioned to adjourn at 6:59 p.m.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Respectively Submitted by:

Janet Abbott, County Clerk