

Monroe County Board of Commissioners

Minutes of the June 07, 2022

Regular Commissioners Meeting

6:00 P.M. Meeting

Present:

Greg Tapley, Chairman

Lamarcus Davis, Vice Chairman

Eddie Rowland, District 2

John Ambrose, District 3

George Emami, District 4

Staff:

Jim Hedges, County Manager

Nathalie Sundeen, County Attorney

Janet Abbott, County Clerk

Richard Dumas, Public Information Officer

Kelsey Fortner, Zoning Officer

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Commissioner Emami led 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.

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval.

Commissioner Emami motioned to approve the agenda.

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

Approve Minutes-BOC Meeting-May 17, 2022

Commissioner Davis motioned to approve the minutes of the May 17, 2022, Regular meeting with the usual 30 days for changes.

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

P&Z Hearing-Conditional Use/Agriculture-Johnson

Commissioner Rowland motioned to enter a public hearing at 6:02 P.M. for a conditional use/variance application located at 263 Mayfield Road.

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

Zoning Officer Kelsey Fortner presented a request for a conditional use on a 5.5-acre tract in agriculture for a campground. The campground will be for the personal use of family and not open to the public. Utilized as a true campground with no one staying over 30-days as our ordinance states. No more than 7-8 recreational vehicles will be on the property at a time. Variances is for less than 25-acres which is the minimum for this type of project.

Ms. Fortner stated the property owner and applicant is Bernard Johnson and is located at 263 Mayfield Road, Map 038 Parcel 012A.

No one was present in opposition. Ms. Fortner stated one person had called in with questions.

Commissioner Davis motioned to close the public hearing at 6:06 P.M.

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

Commissioner Ambrose motioned to approve.

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

Community Development Department

County Manager Jim Hedges stated opportunities for the creation of a Community Development Department would consolidate Planning & Zoning, Building Permits, Building Inspections, Building Code Enforcement, and a dotted-line relationship with Ordinance Code Enforcement would bring all these activities under one organization.

Mr. Hedges stated additionally, there are two changes that need to be incorporated into the Building Permit process, i.e., requirement for submitting residential site and floorplans, and a lot inspection for potential drainage issues prior to the issuance of the Building Permit.

The building permit changes are as follows:

- Require applications for residential building permit to submit building plans to be effective July 1, 2022.
 - Site plans-where the building will be located on the property.
 - Floor plans-layout, number of bedrooms, bathrooms, location of bedroom windows, stairs, and porches.
 - Consistent with Butts, Spalding, Jasper, Crawford, Upson, but not Jones and Bibb.
 - **Fully supported by Charles Abbott Associates.**
- Require Public works to perform a lot inspection for potential drainage issues prior to issuance of a building permit.
- If potential drainage issues are identified, applicant would be required to sign a disclaimer disavowing legal claims against the county to be effective immediately.
- **Fully supported by Public Works.**

Mr. Hedges stated the way forward is to authorize the creation of a Community Development organization and implementation of the Building Permit process to include submission of site and floor plans, and the requirement for a lot inspection by Public Works.

Commissioner Emami suggested getting community feedback before approving.

Commissioner Ambrose motioned to approve.

Motion failed for lack of a second.

The Board agreed to table.

Strickland Loop Landfill

County Manager Jim Hedges stated the EPD has found Monroe County, on numerous occasions, to be in violation of the Rules for Solid Waste Management for not cleaning, regrading, and installation of sediment markers at Sediment Pond #1 at the Strickland Loop landfill. A deadline of completing this violation has been set as July 31, 2022.

Mr. Hedges stated the EPD has mandated the South Slope of the Strickland Loop Landfill to be seeded and matted.

Mr. Hedges continued the John Deere 200 DLC's engine has failed and must be rebuilt.

EPD Findings:

Sediment Pond

- Sediment Pond #1 has not been cleaned, regraded and sediment markers installed-violation of Chapter 391-3-4-07(3) ® of the Rules for Solid Waste Management.
- County Agreed to complete sediment removal, regrading and install sediment gauge by July 31, 2022, or sooner, weather permitting.
- Remediation work began in April 2021 but rain events totaling nearly 8” in October hindered the completion.
- Recent rain events have prevented the completion of the cleaning and regrading.
- Atlantis (company building the new landfill cell) will dredge the sediment pond for \$100,000 plus.
- Equipment need-Lease.
 - Extended reach CAT SLR Track Excavator.
Month-\$15,015
Week-\$5,775
Day-\$1,945
 - Cat 740 Articulated Haul Truck
Month-\$16,187
Week-\$5,880
Day-\$2,122
- Best Estimate-Weather Permitting
 - Equipment rental, transport, fuel:
 - One Week \$15,795
 - Two Weeks \$27,804
- **Funding from Contingency**

Mr. Hedges stated the way forward is to authorize Public Works to lease equipment from Caterpillar at the best window of weather opportunity to dredge the sediment pond at the Strickland Loop landfill with funding from contingency.

Commissioner Davis motioned to authorize.

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

Seeding & Matting

- EPD Mandate
- Johnathan Banks Erosion Control
 - Seeding \$3,700.00
 - Matting (17,908 sq y) \$22,385.00
- Total \$26,085.00
- **Funding from Contingency**

Mr. Hedges stated the way forward is to authorize the expenditure of \$26,085.00 from Contingency for seeding and matting of the Strickland Loop South Slope by Johnathan Banks Erosion Control, Inc., as mandated by the EPD.

Commissioner Emami motioned to approve as long as all proper procedures have been followed.

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

Excavator Repairs

- John Deere 200DLC Excavator
 - Issue: Engine Failure
 - Cost to Rebuild \$24,050.04
- Funding from Contingency

Mr. Hedges stated the way forward is to authorize the repairs to the John Deere 200 DLC excavator by Flint Construction at a cost of \$24,050.04 with funding from Contingency.

Commissioner Davis motioned to approve the repairs.

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

Teagle Farms Roads

County Manager Jim Hedges presented a request to look into the county obtaining the roads in Teagle Farms Subdivision, located off Highway 42 and Teagle Road. Mr. Hedges stated the roads are owned by a defunct and dissolved organization. Mr. Hedges stated before proceeding, he is requesting Board approval for the County Attorney to contact the listed former CEO and CFO. According, to Road Superintendent Junior Watts, the roads in the subdivision require complete repaving at a cost of \$120,540 to be borne by the residents of the subdivision before the roads would be to county standards.

Commissioner Emami stated there are residents present from inside the neighborhood. Commissioner Emami stated he was contacted by Tom Harrison about getting the process started.

Tom Harrison spoke stating he wants to make sure he is clear; the county attorney is doing research.

Commissioner Emami motioned to initiate the process of trying to have the titles to the roads, quit claimed and to let the professionals figure it out.

Commissioner Ambrose asked for the motion to be amended to state the citizens are to cover the legal fees.

Commissioner Emami stated he would like to kick in a thousand dollars from his discretionary funds to help cover the initial cost.

Commissioner Emami restated his motion to instruct our legal team to help the people in Teagle Farms, the citizens are to pay the legal fees with Commissioner Emami contributing a \$1000 of his discretionary funds to get the process started.

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

Chairman Tapley stated he would like to know the number of subdivisions that have roads like this.

Easement Request-Trick Run

County Manager Jim Hedges stated property owner, Mike Laux, at 135 Champions Drive in the Southern Waters Subdivision notified him of a major drainage problem. The property is in a topographically depressed area with a ditch filled with sediment due to erosion on upgradient vacant lots compounded with an undersized discharge reinforced concrete pipe located on private property. Public Works has removed the sediment in the ditch; however, until such time that the existing undersized reinforced concrete pipe is replaced, drainage issues will still prevail.

Mr. Hedges stated the point of discharge is at the intersection of Champions Drive and Trick Run (private road) and the ditch is an existing 15” reinforced concrete pipe that needs to be replaced with a 24” reinforced concrete pipe. Mr. Hedges stated in order to repair the problem an easement is required.

Mr. Hedges stated the way forward is to authorize the County Attorney to prepare an easement document and authorize the County Manager to contact Bill Kerr (property owner) to obtain an easement.

Following a Board discussion, the Board tabled the topic for two weeks to further investigate the county’s responsibility.

Smarr Fire Station Survey

County Manager Jim Hedges stated Oglethorpe Power has agreed to donate 4-acres of land adjacent to their facility on Ray Hartley Road. They have requested Monroe County perform the site survey and designated Donaldson, Garrett & Associates, Inc., as the preferred site surveyor. County Attorney Ben Vaughn has reached out to James Garrett and their proposal for the site survey, as well as performing a topographic survey is \$10,840.00.

Commissioner Ambrose motioned to approve.

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

Industrial Development Authority Appointments

County Manager Jim Hedges presented the Industrial Development Authority Board appointments. Mr. Hedges stated all appointees to the Industrial Development Authority terms will expire on June 7, 2022. The appointed term is for five-years. Appointees are as follows:

- Wendell Horne
- Phil Ham
- Barry Peters
- Jim Cole
- Tom Baugh

Commissioner Emami motioned to approve all appointees.

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

H2O Contract Extension

County Manager Jim Hedges stated the contract with H2O expires at the end of 2022 and has ninety (90) day termination clause. As background, Monroe County entered into a contract with H2O on August 15, 2017, that included five (5) one-year extension terms.

H2O is requesting a mutually agreed extension of five (5) additional one-year terms. Included in their proposal is to add one additional employee and vehicle for the new Juliette water system at no additional cost to Monroe County, and they will include a replacement vehicle for their aging crew truck.

The first-year cost of the new extension will reflect the current contract with a 3% CPI adjustment in January 2023 resulting in an annual contract amount of \$513,150.12 (\$42,762.51 per month).

Jeff Dorrough and Derrell Wilson were present on behalf of H2O.

Commissioner Emami motioned to approve as submitted.

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

Old Business

There was no old business discussed.

Commissioners' Comments

Commissioner Emami read a statement he previously prepared regarding his dissatisfaction with the County Manager.

Chairman Tapley stated he did not agree with the statement made by Commissioner Emami. Chairman Tapley stated that the County is in great shape.

Commissioner Ambrose stated this should have been handled in executive session and presented to the Board beforehand.

Public Comments

Allen Gibbs, resident of 31 Zellner Road, wants to applaud the George for stating how he feels.

Larry Evans, resident of 31 Marshall Road applauds George for his statements.

Allen Evans resident of 328 Bar None Road stated he would like to know if Barr None Road is a county or a private road.

Nipper Bunn, 274 Frank Bunn Drive, appreciates George's comments.

Don Daniels, Blount Road resident, stated he has seen a lot of changes over the years in the county and he approves of Commissioner Emami's statement 100%.

Executive Session

There was no executive session.

Action from Executive Session

There was no action item.

Adjourn

Commissioner Emami motioned to adjourn at 7:32 P.M.

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

Respectively Submitted by:

County Clerk, Janet Abbott