

Monroe County Board of Commissioners

Minutes of the October 17, 2023

Regular Commissioners Meeting

9:00 A.M.

Present:

Greg Tapley, Chairman

Eddie Rowland, Vice-Chairman

Lamarcus Davis, District 1

John Ambrose, District 3

George Emami, District 4

Staff:

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

Nathan Jackson Senior Adult Pastor at New Providence Baptist Church 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 9:00 A.M.

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval with the following changes: the deletion of Item H, and Item J, move Item C down on the agenda and the addition of executive session for personnel.

Commissioner Davis motioned to approve the agenda with said changes.

Commissioner Ambrose seconded the motion, and the motion was carried 5-0.

Approve Minutes-BOC Meeting-October 3, 2023, Regular Meeting

Commissioner Emami motioned to approve the minutes of the October 3, 2023, Regular meeting with the normal 30 days for changes.

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

Health Insurance Renewal-ITEM C

Johnathan Shaw, NFP Health Insurance Broker, presented the 2024 Health Insurance renewal.

Lee Rufty with Trustmark also spoke on behalf of the renewal.

Following a Board discussion, Commissioner Ambrose motioned to renew the 2024 Health Insurance following Johnathan Shaw's recommendation.

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

Property Tax Penalty Refund Request

Ms. Lynette Mazyck is appealing property tax penalty & interest on a parcel of land at 6388 GA 42S. The property is listed under the name of Anthony Velasquez at 6388 GA 42S, Montezuma, Ga. 31063. Ms. Mazyck's association with this property is unknown. Tax Commissioner Lori Andrews acknowledges that her office has sent two address change requests to the Tax Assessor's office and the change has not been entered into the system.

Ms. Mazyck claims that given the Property Tax Statement was sent to the wrong address, she should not be charged a penalty & interest that totals \$95.34.

Commissioner Emami motioned to table the property tax penalty refund request due to Ms. Mazyck not being present.

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

TSPLOST Equipment Purchase

Public Works is making great progress in addressing road repairs following the purchase of the paver and roller. Kim Stokes is recommending an additional equipment purchase to include a power sweeper and a fit-for-purpose trailer to transport the newly acquired equipment. Specifically, Kim is recommending the purchase of a Massey Ferguson tractor sweeper due to the versatility of the equipment at a cost of \$99,350. Additionally, the

existing trailer is not suitable for transporting the paver and roller and Kim is recommending the purchase of a 35-ton Pitts Trailer with folding ramps at a discounted cost of \$40,647.35. The total cost for these pieces of equipment is \$139,997.35 with funding from TSPLOST collections.

Power Sweeper Quotes:

Vendor	MFG	Model	Mount	Engine	HP	Warranty	Engine Wty	Price
TEC	Superior	SM74J	Front	JD	74	12/1000	24/2000	\$86,600
TEC	Superior	DT74J	Mid	JD	74	12/100	24/200	\$82,200
Cowin	ASTECC	FB100	Front	Kubota	74			\$129,061
Fed Cont Cowin	Broce	RJT-350	Mid	JD	74	12M		\$84,933
Atl Southern	MasFerg	4607	Front	AGCO	70	24/2000		\$99,350
Reynolds Warren	Roscoe	NV55	Mid	Hatz	74			\$94,960
Natl Equip Deal	Superior	DT74J	Mid	JD	74	None	None	\$66,100*

*Used Rental Fleet 200 Hrs.

Trailer Quotes:

Pitts Heavy Haul-Fixed Neck 35 Ton Capacity with 33" Loaded Deck Height, Sloped Ramp	\$40,647.35
Trailboss Trailers, Inc.-35-Ton Low Boy	\$56,300.00
Trailboss Trailers, Inc.-50 Ton Tri-Axle Low Boy	\$68,000.00

Commissioner Emami motioned to approve Mr. Stokes recommendation of the purchase of the Massey Ferguson tractor sweeper at a cost of \$99,350 and a 35-Ton Pitts Trailer with folding ramps at a discounted cost of \$40,647.35 with funding to come from TSPLOST.

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

MCES Burn Building

County Manager Jim Hedges stated as we move forward with the construction of the Smarr Fire Station, Chief Jackson is proposing the construction of an onsite training facility composed initially of a burn building. This structure is basically a number of steel containers welded together with numerous openings, and internal channels for fire training.

2023 Quick Facts:

- 2 Firefighter recruit classes (18 students, 16 burns total)
- 3 EMT classes (35 students)
- 2 shift burns (8 burns)
- 2 cancelled due to scheduling (8 burns)
- 6 specialized burn building training

- Various other EMS trainings (open to outside)

Cost Estimates:

- Gravel \$2,500
- 40' Conex Containers X's 5- \$5,000
- Assorted Steel- \$12,000
- Assorted Wood- \$3,000
- Crane Rental- \$2,500
- Contingency- \$4,000
- Total \$46,500

Funding

- \$37,000 from Education and Training Line Item
- Remaining \$9,500 from Other Equipment Maintenance
- Total \$46,500

Chairman Tapley asked was there any on-going cost associated with the building.

EMS Chief Matt Jackson stated the normal maintenance and there is a 10-to-15-year life history.

Commissioner Emami asked had this been discussed with any of the neighbors to make sure everyone is fine with it.

Chief Jackson replied he did not see it being a problem, but he would contact them.

Commissioner Ambrose motioned to approve contingent upon a discussion with the neighbors.

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

RV Clarification

Community Development Manager Kelsey Fortner presented.

Mrs. Fortner stated according to the ordinance approved on September 5, 2023; different rules are set for whether you are a Recreation Park or allowing an individual stay on your property in a recreational vehicle.

Recreational Vehicle Park Requirements:

1. Stays that are less than 14-days. No fee
2. Staying over 14-days classifies as permanent and those spots are to be \$500.00 (No 25% discount on 65 or older)
3. No sticker/decals for under 14-days. Over 14-days will have a sticker. These stickers/decals shall be transferable. Different colors every year.
4. These items must apply to all campgrounds in Monroe County.
5. Designated sign for the campground.

6. Fee-\$500.00 yearly

Recreational Vehicle Individual Requirements (not in a park)

1. Property must be zoned A-R and at minimum 3-acres. RV resident must be property owner OR immediate family member.
2. Legal and proper septic, electrical and water hook up. Clean and maintained areas.
3. RV may not be rented and no more than 1 RV may be parked on a lot for permanent residency.
4. A yearly fee is paid to the county. Quarterly or yearly.
5. A sticker/decal will be provided to the resident that is residing in the RV for compliance.
6. Fee breakdown-\$1000.00 or \$750.00 yearly.

What Classifies as a park?

- Page 1-10 of the UDO, Definitions.

Camp or campground: A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units (including, but not limited to: cabins, tents, recreational vehicles, or travel trailers) as temporary living quarters. In this instance, “temporary” refers to occupancy for not more than thirty (30) continuous days with the exception of the owner and/or campground host.

Ms. Fortner asked can site be defined as graveled or concrete pad, electrical hook up, water hook up, septic hook up, clear cut graveled driveway, a campground sign.

Mrs. Fortner asked should we classify a park as being more than 2?

Want to be classified as a park?

1. Have over 5 RV's
2. Legal and proper septic, electrical and water hook up. Clean and maintained areas.
3. Have a driveway, graveled or paved.
4. Designated areas for RV's. Not a grass spot, but a gravel or concrete pad.
5. A sticker/decal will be provided to the resident that is residing in the RV for compliance.
6. This fee would be \$500.00, if you are classified as a park.

Mrs. Fortner stated a couple of the campgrounds that have more than one, are “operating” as a campground. These sites will need to do a lot to bring to code for campground specs. We have a minimum of 10 of these sites that are more than just non-compliant with zoning.

L & D Campground owner Keith Morey spoke stating there was some confusion on what was classified as a temporary resident or a permanent resident. Mr. Morey stated he would also like for the commissioners to reduce the fee from \$500.

Following an extensive board discussion, Commissioner Rowland motioned to approve to require RV parks to be a minimum of 25 acres in size, to have a minimum of 10 RV sites, to have legal and proper septic, electrical, and water hook-up as well as clean and maintained areas, to have a graveled or paved driveway, to have designated gravel or paved areas for RV sites, and to pay an annual fee of \$250 per RV site to be paid by the RV park owner to Monroe County.

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

Ms. Fortner stated the RV park fee would not begin being collected until January 1, 2024.

Subdivision Approval

This item was removed from the agenda.

Adjustment Rum Creek Pass

Community Development Manager Kelsey Fortner stated George Emami, (as a citizen) is requesting to extend a private road, Rum Creek Pass, that was created on a plat by David Aldridge, and create 3 new tracts out of the 60+ acre tract at the end of Rum Creek Pass.

Lot A-21.07 acres

Lot B-23.46 acres

Lot C-17.99 acres

Mrs. Fortner stated this requires board approval because the original plat was Board approved.

Commissioner Ambrose motioned to approve.

Commissioner Rowland seconded the motion, and the motion was carried 4-0-1, with Commissioner Emami abstaining.

2023 Budget Comparison Report

This item was removed from the agenda.

Disrespectful Behavior

Recently, a citizen at a Recycling Center was told he couldn't dump some items at the center. He became irate and used very derogatory words towards the attendant and threatened to call his commissioner.

Commissioner Emami stated he was in support of banning citizens from recycle centers if they mistreat citizens however this would need to be discussed with the County Attorney.

County Manager Jim Hedges stated Sheriff Freeman had offered to hold a conflict de-escalation class for recycle center attendants and other county employees.

Commissioner Ambrose stated the frustration comes from citizens not being allowed to dispose of toilets and 2x4's from their homes because the attendants tell them it is construction debris.

Commissioner Davis stated he agreed with Commissioner Ambrose those items should be considered bulk waste and allowed.

Commissioner Rowland stated the county stopped accepting construction debris for a reason and it's not up to the attendants to determine what is household debris and what is construction debris. He suggested the county put up signage at the recycle centers to clarify what is allowed and what items must be taken to the landfill.

Commissioner Emami stated he doesn't want county employees to have to attend de-escalation training and urged county citizens to be respectful.

Following an extensive Board discussion, the Board agreed by general consensus to post additional signs at the recycle centers that clearly define what is allowed.

PTV Ordinance

County Manager Jim Hedges stated at the October 3, 2023, Board of Commissioners' meeting, Attorney Ben Vaughn was instructed to finalize the Personal Transportation Vehicle Ordinance for Board approval. The revised ordinance along with a map of River Forest subdivision is being presented.

Commissioner Emami motioned to approve the PTV ordinance as submitted with the designated maps.

Commissioner Rowland seconded the motion for discussion. Commissioner Rowland stated this is not a River Forest ordinance, this ordinance can apply to anyone that meets the requirements.

The motion was carried 5-0.

Commissioner Comments

District 1-Lamarcus Davis

Commissioner Davis thanked everyone for a productive meeting. Commissioner Davis stated he recently rode with Kim Stokes and visited six of the recent resurfacing projects. He stated he would like to commend Kim Stokes and the Road Department for the work they are doing, and that Mr. Stokes was currently training employees in the use of the paver.

District 2-Eddie Rowland

Commissioner Rowland stated he wanted to commend Public Information Officer, Richard Dumas.

Commissioner Rowland stated Mr. Dumas is involved in a lot of aspects of Monroe County and is always available and does a good job coordinating events. Commissioner Rowland stated he appreciates Mr. Dumas for always laying out the facts.

District 4-George Emami-

Commissioner Emami stated he would like to commend Monroe County Deputies, including Sgt. Edgar Johnson who provided security at the meeting. Commissioner Emami stated he respects the deputies for the

challenges they face daily. Commissioner Emami stated the more I learn about the county and the employees that work for us, the more I appreciate their hard work and what they do.

Chairman Greg Tapley

Chairman Tapley stated Mr. Dumas does a good job keeping us on track and putting the correct information out.

Public Comments

Alan Evans resident of 328 Bar None Road stated his commissioner stopped by last year right before the TSPLOST and stated Bar None Road would be taken care of. He stated the county did come out and grade it maybe three times but now there is a school bus coming down it and recently a house burned because the fire truck was unable to come down the road. Mr. Evans stated recently there was a tree down across the road and when he called the road department, he was instructed to call the sheriff's office. He stated the deputy that came out was the best police officer he has ever met in his life and together they cleared the roads. He asked the board what they were going to do about Bar None Road.

Alan Gibbs resident of 31 Zellner Road stated the Board was spot on regarding the recycle centers. He stated he has a few questions regarding the insurance. He stated the perception for him was that no one understood, and it looks like it just passed through the boards hands without really understanding. He stated he would like some clarification put out for the county and he knows where the avenues are to get the information he needs.

Keith Morey resident of 1655 Dames Ferry Road, stated, appreciates the discussion regarding the campgrounds. He stated he wants to say thank you to Kelsey Fortner for communicating with him and explaining the UDO. He stated the Board was spot on with the recycle centers.

Nathan Jackson stated the Board was right about the recycling centers, he stated he has personally stepped in at the recycle centers on several occasions.

Executive Session-Personnel

Commissioner Ambrose motioned to move into executive session at 11:24 a.m. for personnel.

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

Commissioner Ambrose motioned to come out of executive session at 11:37 a.m.

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

Action from Executive Session

County Manager Jim Hedges stated the board discussed a personnel matter for a recommended salary increase for an employee and the Board has agreed with the recommendation.

Adjourn

Commissioner Ambrose motioned to adjourn at 11:39 a.m.

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

MCBOC draft Minutes of October 17, 2023, meeting
MCBOC approved November 16, 2023, meeting

Respectively Submitted by:

Janet Abbott, County Clerk