

Monroe County Board of Commissioners

Minutes of the October 18, 2022

Regular Commissioners Meeting

9:00 A.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

Kelsey Fortner, Community Development Manager

Richard Dumas, Public Information Officer

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Commissioner Rowland 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 9:00 a.m.

Recognition-Ira “Junior” Watts

Chairman Tapley read a Proclamation commemorating October 18, 2022, as Ira “Junior” Watts Day and thanking him for his years of service to Monroe County and congratulating him on his retirement.

Mr. Watts was presented a plaque by the Board of Commissioners honoring his 32.5 years of service.

Proclamation Retired Educators Day

Chairman Tapley read a proclamation commemorating November 6, 2022, as retired educators day.

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval.

Commissioner Emami motioned to approve the agenda as presented.

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

Approve Minutes-BOC Meeting-October 04, 2022, Regular Meeting

Commissioner Emami motioned to approve the minutes of the October 04, 2022, Regular meeting with the usual 30 days for changes.

Commissioner Davis seconded the motion and the motion carried 4-0-1 with Commissioner Rowland abstaining due to not being present at the meeting.

Impact Fees-Rates-Bill Ross

Bill Ross gave a presentation on the recommended impact fees and asking for Board feedback.

Mr. Ross stated the impact fees will not be adopted until two public hearings are held, today is just to get commissioners feedback on the fees.

2023 Health Insurance

Johnathan Shaw, NFP Broker, presented the 2023 Insurance renewal.

The Board discussed extensively with Mr. Shaw the various roadblocks that have been experienced over the past year with the ClaimDOC insurance.

Commissioner Ambrose and Chairman Tapley stated based on the cost difference between ClaimDOC and Anthem, it is imperative that the county resolve the issues with the present carrier because it would be cost prohibitive to switch back to Anthem.

Mr. Shaw stated a hybrid service could be offered that would give employees the choice of staying under the current plan or switching to a PPO network at a higher premium cost to the employee.

Chairman Tapley asked Mr. Shaw to bring back the actual cost of the PPO plan for the board to review at their next meeting.

Unified Development Ordinance Discussion

Nathalie Sundeen and Kelsey Fortner presented the draft Unified Development Ordinance.

The Board agreed to a 300 square-foot minimum for stick-built homes. The Board also agreed to include multi-family housing, which will include apartments and duplexes.

Commissioner Emami asked that the restrictions be removed on the location of driveway curb cuts along a road frontage. Commissioner Emami also asked that the time be extended for an applicant to begin work on a project after the issuance of a variance or a conditional use from six months to two years.

The Board also agreed to continue to allow 15 minutes per side in all zoning hearings with the discretion of the Board to extend the hearings beyond the 15 minutes.

Following an extensive Board discussion, the Board asked for the recommended changes to be made and to bring back before the Board for approval.

Speed Hump Ordinance (Discussion)

County Attorney Nathalie Sundeen and Community Development Director Kelsey Fortner presented a revised Speed Hump Ordinance to the Board for discussion. The original ordinance was presented at the September 6, 2022, and after some discussion, the ordinance was tabled for additional evaluation.

The ordinance states the humps can only be placed on two-way residential roads with a posted speed limit of 30 mph or less and with a maximum vertical grade of eight percent. The speed humps can be requested by a letter of petition from an organized homeowner's group. Seventy percent of the property owners on the road must agree to the installation of a speed hump. The homeowner's association would be responsible for the cost.

Commissioner Rowland asked if all the property owners on the road would be responsible for the cost or just the petitioners.

After some discussion by the Board no action was taken.

P&Z Fees

Community Development Director Kelsey Fortner stated most of the fees associated with zoning issues have not been updated since 1990. Compared to surrounding counties, Monroe County's fees are far behind what other agencies are charging for similar services. Ms. Fortner stated she has analyzed Monroe County's fee structure with other agencies, and she recommends increasing a number of fees associated with zoning as well as alcohol licenses.

The recommended fees requested by Ms. Fortner is as follows:

- Alcohol License: Application Fee \$25.00
 Malt Beverage/Wine (Package & Pouring): \$750.00
 Distilled Spirits: \$1500.00

- Zoning Fees: Pools \$100.00
Stick-Built/mobile \$100.00
Pole Barns \$100.00
Additions \$100.00
- Zoning Request: Rezoning, Variance, Conditional Use and Text Amendment \$300.00
- Cell Tower/Colo: Towers \$2,500.00
Co-locate \$500.00
- Subdivisions: Preliminary Plats included in one fee
Final Plats \$240.00
- Business License: \$125.00
- LDP (Maj. & Min.) \$40.00 an acre
- Stop Work Order: \$100.00 to release once corrections have been made
- Guest House/MIL \$100.00
- Signs: All signs excluding billboards \$100.00
Billboards: *Would like to have the boards suggestion*
- Fence \$50.00 (over 6ft)
- Copies of Ordinance \$25.00-\$75.00
- LDP (Maj. & Min.) \$40.00 an acre
- Reinspection Fee \$50.00 for Building Reinspection
- Permit Renewal \$50.00 for Building & Zoning Renewal
Together or each, board suggestion
- Address CHANGE: \$30.00 (not for initial assignment)
- Temporary Permit (RV): \$50.00
- Special Event Permit: \$100.00

Following a Board discussion, Commissioner Ambrose motioned to approve all the fees presented by Ms. Fortner.

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

Alcohol License-County Line

Community Development Director Kelsey Fortner presented an alcohol license application for County Line Store due to an ownership change. Ms. Fortner stated the gas station is located at 9005 Thomaston Road,

Macon Ga and the new owner is Bhanaben Patel. The ad has been run by the Monroe County Reporter and background checks have been completed.

Commissioner Davis motioned to approve.

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

Intergovernmental Agreement-BOE-Trash

County Manager Jim Hedges presented an IGA with the Board of Education for trash removal. Mr. Hedges stated the current IGA has expired and the one presented has the same terms and conditions as the expired IGA with the exception of the annual rate. The proposed increase is \$700.00 per year which is the same level of increase that was included in the expired IGA. This is a three-year IGA.

Commissioner Emami motioned to approve.

Commissioner Davis seconded the motion.

The motion passed 5-0.

McCowan Road Bids

County Manager Jim Hedges stated McCowan Road was a 2020 LMIG project and has experienced several issues including right-of-way access, re-engineering, and now after going to bid, an unacceptable high estimate just short of \$1.5 million. Mr. Hedges stated after re-advertising the project only one bid was received from Reeves Construction in the amount of \$1,485,480. Mr. Hedges stated the county had recently received approval from GDOT to defer the McCowan Road project due to the currently inflated paving costs.

Along with Public Works Director Chris Walker and County Road Projects Consultant Kim Stokes, Mr. Hedges made the recommendation to reject Reeve's bid and re-bid the project.

Commissioner Rowland motioned to reject the Reeve's Construction bid.

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

Commissioner Ambrose stated he thinks triple surface treatment, which is half the cost of paving would be sufficient.

Mr. Stokes replied there was too much truck traffic for triple surfacing to hold up.

Following an extensive Board discussion, Commissioner Rowland motioned to bid out McCowan Road as the engineers had suggested.

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

Grant Applications

Finance Director Lorri Robinson presented the following two grant applications:

- Firehouse Subs Public Safety Foundation
 - 600 grants nation-wide will be awarded with a maximum of \$50,000. Monroe County will apply for a \$30,000 for the purchase of CPR manikins, and fire protective equipment. There is no match.
- Georgia County Internship Program
 - This grant will cover a total of 200 hours at \$12.00 an hour for a total of \$2,400. If awarded, the intern will be assigned to a department in need to focus on a particular project. There is no match.

No action was needed for either of these grant applications.

Landfill Engineering Services

County Manager Jim Hedges presented an agreement to hire Triple Point Engineering, Inc. for the county's Landfill engineering services. The agreement states TPE will receive an annual payment of up to \$15,000 for services including: reviewing environmental monitoring reports, financial assurance updates for closure and post-closure care costs, operational record review and updates, and general consulting.

Commissioner Ambrose motioned to issue notification of termination for the contract with Harbin Engineering and to engage the services with Triple Point Engineering.

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

Recreation Department Budget

Recreation Director Landon Sparks presented a budget amendment request to the Board for \$29,021 to cover the remaining expenses over projections due to increase growth and costs.

Commissioner Ambrose motioned to approve the request.

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

Commissioners' Comments

Commissioner Davis stated Councilman Stroud and himself will be holding their next monthly town hall meeting at 10 a.m. on Saturday, October 22 at Union Hill Baptist Church.

Commissioner Rowland stated he felt the board had a really good discussion health care this morning. He stated he hopes the Board can continue to work together for Monroe County.

Commissioner Ambrose stated he would like for the Board to work together to determine a more cost-effective way to pave county roads. Commissioner Ambrose stated he would also like to inform the public of a clean up day in Bolingbroke on Saturday, October 22nd.

Commissioner Emami stated he would like to invite members of the community to help with ideas on saving the county money. He stated the rapid rate of inflation was concerning.

Public Comments

There were no public comments.

Executive Session-Litigation

Commissioner Davis motioned to enter executive session for Litigation at 1:06 p.m.

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

Commissioner Davis motioned to come out of executive session at 1:11 p.m.

Commissioner Rowland seconded the motion and the motion carried 3-0.

Action from Executive Session

County Attorney Nathalie Sundeen summarized executive session stating a litigation matter was discussed regarding the construction of a fence around the Crawford County Borrow Pit.

Commissioner Davis motioned to approve the construction of a fence at the Crawford County Borrow Pit.

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

Adjourn

Commissioner Ambrose motioned to adjourn at 1:13 p.m.

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

Respectively Submitted by:

Janet Abbott, County Clerk