

Monroe County Board of Commissioners

Minutes of the January 17, 2023

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

Ben Vaughn, County Attorney

Janet Abbott, County Clerk

Richard Dumas, Public Information Officer

Kelsey Fortner, Community Development Director

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Commissioner Rowland 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.

Fire Apparatus Donation

Chairman Tapley read a proclamation commemorating Yatesville fire truck donation.

Monroe County donated a Class A model 2001 Emergency-One fire truck with a Freightliner Chassis to the Yatesville Fire Department.

The Proclamation was presented to Chief Billy Lee and Assistant Chief Shane Moore with the City of Yatesville Fire Department. Chief Matt Jackson was present for the presentation. Chief Lee stated this was very much appreciated due to limited funding for their department.

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval.

Commissioner Davis motioned to approve the agenda.

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

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

Commissioner Ambrose motioned to approve the minutes of the January 3, 2023, Regular meeting with the usual 30 days for changes.

Commissioner Davis seconded the motion.

The motion carried 5-0.

Grant Applications & Opportunities

Grant Specialist, Tammy Selman outlined the following grant applications and upcoming grant opportunities.

Ms. Selman stated grants that require a match require Board approval prior to submission.

Grant submissions are as follows:

- | | | | |
|---------------------------------|-----------------------|-------------|-------------------------------|
| • Drinking Water Grant | Water Department | \$5,900,000 | Pending-Spring 2023 |
| | | 10% match | |
| • Racheal Rae Save Them All | Animal Control | \$15,000 | Pending-February 2023 |
| • Live Camera Fee | Animal Control | \$3,000 | Did not receive-can resubmit. |
| • Heroes Comfort | Fire/EMS/EMA | \$3,000 | Pending-November 2023 |
| • Georgia Outdoor Stewardship | Recreation Department | \$3,000,000 | Pending invitation to cont. |
| | | 25% match | |
| • Recycling and Waste Diversion | Recycling | \$688,000 | Pending-January 2023 |
| | | 25% match | |
| • Towaliga Judicial Circuit | District Attorney | \$643,998 | Awarded 2023 |
| • Ga Co. Internship Grant | Comm. Office | \$3,000 | Pending-February 2023 |

- | | | | |
|------------------------------------|------------------|-----------|-----------------------|
| • Public Safety/Community Violence | Sheriff's Office | \$742,773 | Pending-February 2023 |
| • Fire House Sub Grant-ventilators | Fire/EMS/EMA | \$30,000 | Pending-January 12 |

New Grant Applications:

- | | | | |
|-----------------------------------|------------------|-------------|-----------------|
| • Ga Transp. Infrastructure Bank | Public Works | \$1,500,000 | In progress |
| Old Brent Road Bridge | | 50% match | |
| • LMIG-Draining Issues | Public Works | \$67,000 | In progress. |
| | | 30% match | |
| • Gov Office of Hwy Safety | Sheriff's Office | \$300,000 | In progress |
| • Rural Business Development | TBD | TBD | TBD-February 23 |
| • DCA Block Grant | TBD | TBD | TBD-April 2023 |
| • DNR Land and Water Conservation | TBD | TBD | TBD-May 31 |

Commissioner Davis motioned to approve for Ms. Selman to apply for the \$1.5 million grant for Old Brent Road Bridge with a 50% match.

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

Commissioner Ambrose motioned for Ms. Selman to apply for the \$67,000 LMIG grant with a 30% match.

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

Impact Fees

During the past twenty months working with Ross & Associates, the Impact Fee Assessment Report has been developed and reviewed by the Board of Commissioners; an Impact Fee Advisory Committee was established and reviewed the Impact Fee proposal; a Methodology Report was developed and again, reviewed by the Board of Commissioners; a Capital Improvement Element was developed, reviewed by the Board of Commissioners, and incorporated into the 2022-2027 updated Comprehensive Plan approved by the Georgia Department of Community Affairs; and , now before the Board of Commissioners is a draft Impact Fee Ordinance.

What is remaining is the approval of the Impact Fee Ordinance, which includes the schedule of Impact Fees.

While this has been reviewed on more than one occasion, the Board expressed concerns relating to fees other than residential. For consideration, in addition to the original fee schedule, a copy of the Cherokee County Impact Fee schedule which is significantly lower than our original fee schedule has been presented.

Bill Ross with Ross associates stated two things need to be decided to move forward, how much to charge and when do you want to start charging.

Following an extensive Board discussion, Commissioner Ambrose motioned to decline impact fees. Chairman Tapley stated rather than decline impact fees he would rather the board take no action at this time so that the discussion could be revisited in the future.

Commissioner Rowland stated the current Board needs to make a final decision so as not to pass the matter along to a future board.

Bill Ross stated you can continue to not have impact fees for the next two to three years until growth percentages start to change and at that time you would need to redo the study.

No action was taken by the Board regarding impact fees.

Storage Building

The Records Storage Design/Build contract was awarded to Proform Construction, LLC in August 2022. This is a 2,400 square foot building with HVAC and a fire suppression system for housing records for the Sheriff, Finance, County Clerk, Clerk of the Superior Court, and historical records.

The total cost for this facility is \$330,944 including a clean agent fire suppression system and an exterior design built with Quik-Brik option.

Commissioner Ambrose motioned to approve the construction of the Records Storage Building at a cost of \$330,944 including the installation of the Novec Fire Suppression System, and the inclusion of the Quick-Brik exterior façade.

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

Water Rates

County Manager Jim Hedges stated normally, in December, a review of the Carl Vinson Institute of Government water rate study would be presented to determine if the recommended rates for the coming year should be implemented. I'm sure everyone is aware of the many complaints we received during the summer months due to high consumption stemming from sprinkler systems, swimming pools, routine watering, and general water usage during the warmer months.

An in-depth review of consumption in 2022 returned some interesting findings, as follows:

- During 2022, the customer base increased from 3,628 customers to 4,086 customers, an increase of 13%. Approximately 30% of these customers are in the north while 70% of the customers are in the south.
- With regards to residential customers, 15% (an average of 566 customers) had less than 1,000 gallons of usage on a monthly basis.
- Depending on the month, a range of 4% to 93% of our customers consumed less than 10,000 gallons, with an average monthly consumption of 6,132 gallons. This grouping is considered our base!
- The large consumption category, greater than 10,000 gallons grew from 7% of all customers in January to 26% of all customers in July averaging 26,512 gallons per month. The study concluded that some customers in the based moved into this category.

In an effort to flatten the monthly billing cycle for customers, a recommendation will be made to remain on the current CVIOG rate schedule but to eliminate the 1,000 gallons included in the base rate, and to introduce a seasonal rate by extending the 4001-10,000 gallons per month for the period May through September. No proposed changes for Commercial except for eliminating the 1,000 gallons included in the base rate.

Following a Board discussion, County Manager Jim Hedges asked the board to table the item to allow for additional review. Mr. Hedges stated he would bring the water rates back to the Board in a month.

The Board agreed to table the rates.

Walk in Cooler/Incinerator-Animal Control

During 2022 the Board approved the expansion of the Animal Control Building to house a walk-in cooler, and for the addition of an incinerator. Construction of the addition to Animal Control began in the 4th quarter of 2022 and is nearly complete.

During the 2023 budget process, Animal Control included the purchase of this equipment, and it was approved by Administration. Unfortunately, in the final budget we failed to include these expenditures for Animal Control. Funding for these purchases will be from the 2020 Bond.

Quotes for the Walk-in-Cooler received were as follows:

- Acity Discount online \$12,417 Does not included shipping or installation.
- Boelter Macon \$13,850 Does not include installation and has a 7-week lead time.
- Georgia Cooler Cartersville \$15,520

Quotes for the Incinerator were as follows:

- Adams Hardware Glennville \$11,850
- Bryson Supply Pelham \$12,155 In Stock
- Georgia Poultry Roberta \$12,900

Commissioner Ambrose motioned to approve the purchase of a walk-in cooler from Georgia Cooler at a cost of \$15,250 and an incinerator from Bryson Supply at a cost of \$12,155 with funding to come from the 2020 bonds. Commissioner Davis seconded the motion and the motion carried 5-0.

Alcohol License

The restaurant located on 7248 Alexander Court, Macon, Georgia 31210 named Marrow 41 has changed ownership. The new owner is William Davis Best and he will now be operating the restaurant. Mr. Best is requesting a Malt Beverage Package and Pouring license, a Wine Package and Pouring and a Distilled spirits license. The process for this has been completed with ads, background checks and application payment.

Commissioner Davis motioned to approve the alcohol license application for 7248 Alexander Court.

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

Old Smarr Fire Station

Commissioner Eddie Rowland lead a discussion of the future of the old Smarr Fire Station. While there are a number of options available to the Commissioners, now that the decision has been made to build a new fire station in Smarr area, an agreement on the future of the existing structure and land needs to be discussed.

Commissioner Rowland stated he has asked around some of the community regarding the old Smarr fire station. Smarr doesn't really need a taxpayer funded community building. We aren't organized as a community like Bolingbroke, we have two churches with large buildings available for events, and most get together are at our homes. The Thrash family was the family that originally donated the land for a school which operated until the 1940's. Then it was a community clubhouse and then a fire station. The general feeling is to put the property out for bid and sell it to the highest bidder unless the county has a use for it.

Chuck Benson, resident of 850 Gose Road, stated he would like to see the building as a community center.

Following a Board discussion, the decision was postponed and agreed to bring back to the Board at a later date.

Commissioners' Comments

Commissioner Emami stated he would like the Board of Commissioners and the Development Authority to work together on programs to incentivize small businesses within the county.

Chairman Tapley stated Commissioner Rowland would be the new Vice Chairman of the Monroe County Board of Commissioners. Chairman Tapley stated the Vice Chairman position rotates every two years.

Chairman Tapley stated at the January 3rd meeting him and City of Forsyth Mayor Eric Wilson were appointed by statute to be representatives on the Middle Georgia Regional Commission. Chairman Tapley stated he and Mayor Wilson had agreed to also appoint T.G. Scott Principal Richard Bazemore, District 1 Commissioner Lamarcus Davis, and Forsyth City Councilman Mike Dodd to be representatives. Commissioner Davis and Councilman Dodd will replace Culloden Mayor Lynn Miller and Forsyth Councilman Melvin Lawrence. Chairman Tapley stated he would also like to congratulate Stuart Pippin on Vice Chairman of the Board of Education.

Public Comments

No public comments

Executive Session

There was no executive session.

Action from Executive Session

There was no executive session, therefore no action was needed.

Adjourn

Commissioner Davis motioned to adjourn at 11:26 a.m.

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

Respectively Submitted by:

Janet Abbott, County Clerk