

Monroe County Board of Commissioners

Minutes of the June 15, 2021

Called 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-Not Present

Staff:

Jim Hedges, County Manager

Ben Vaughn, County Attorney

Janet Abbott, County Clerk/HR

Richard Dumas, Public Information Officer

Lorri Robinson, Finance Director

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Commissioner Davis gave the invocation.

Pledge

Chairman Tapley led the Pledge of Allegiance.

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 stating Item C and D would be moved to the end of the agenda due to Ms. Robinson not being present. Commissioner Rowland asked for the topic Georgia Grown to be added under Commissioner comments.

Commissioner Ambrose motioned to approve the agenda with the changes.

Commissioner Rowland seconded the motion and the motion carried 4-0.

Approve Minutes-BOC Meeting-

Commissioner Ambrose motioned to approve the minutes of the May 18, 2021, regular meeting, and the May 25, 2021, called meeting with the usual 30 days for changes.

Commissioner Davis seconded the motion and the motion carried 4-0.

Edmunds Permitting (Self-Service) Module

Brett Haynes with Charles Abbott Associates stated Edmunds & Associates offers a permitting Module that can be incorporated into our financial system. This module allows users to access the system remotely requesting inspections from the Building Inspection Department, and to receive electronically confirmation from the Building Inspector. This system maintains all aspects of inspections for each property.

We currently have the “in-house” permitting module, but not the self-service module for contractors. The one-time license is \$7500 and there is an annual maintenance support fee of \$1625 and funds are available within the Building Inspections’ budget.

Commissioner Ambrose motioned to approve the purchase of the self-service module at \$7500 with the funds to come from the Building Inspections budget.

Commissioner Davis seconded the motion and the motion carried 4-0.

Building Ordinance Amendment (1st Reading)

In February, Commissioner Emami requested a meeting with Brett Hanes, Charles Abbott Associates building inspector, to understand the square footage requirements for “Small Homes: as outlined in the International Building Code. Also, present was Deputy Sheriff/Code Enforcement Officer Jeff Wilson, Building Inspector Mark Goolsby, Attorney Ben Vaughn, and County Manager Jim Hedges. The discussion digressed from the original purpose of the meeting to remedies for people living in buildings, sheds, and other facilities without running water, electricity, and HVAC.

Charles Abbott Associates has been engaged to inspect new construction to ensure International Building Codes are being incorporated into construction projects. However, CAA does not address building code violations for

existing buildings, and it has been noted by the Monroe County Code Enforcement Officer that there are several buildings that are being occupied that were not originally intended for human occupancy.

Chapter 5 of the Monroe County Codes, Buildings and Building Regulations does not address the issue raised by the Code Enforcement Officer. During the past several months, CAA and Monroe County Attorney Ben Vaughn, have drafted Article VI, Property Maintenance and are recommending this new Article be incorporated into Chapter 5 that will address these issues.

Brett Haynes spoke regarding the property maintenance ordinance. County Attorney Ben Vaughn spoke stating this is a first reader and is a very trimmed down ordinance but gives code enforcement some teeth. There will be a second reading and then the approval at the next meeting.

Strickland Loop Landfill Cell

County Manager Jim Hedges stated bids have been received and analyzed by Harbin Engineering for the new 8.5-acre Strickland Loop landfill cell with an estimated life of 9 years. The total cost for construction, quality assurance, and environmental monitoring well installation is \$3,906,781. Funding will come entirely from “reserves”.

Curtis Reynolds, Harbin Engineering, presented the bids for the construction of the new cell, phase II, recommendations and the total project cost.

The bids received for the construction were as follows:

- Atlantis Commercial Group \$3,368,164.75
- Peed Bros. \$4,041,594.10
- Shamrock Env. \$4,125,426.30
- CBP Env. \$7,896,897.01

Mr. Reynolds stated based on review of bids received and references reviewed, the recommendation is to award Atlantis Commercial Group the bid for \$3,368,164.75.

The bids for the Construction Quality Assurance Testing were as follows:

- GEC \$99,450.00
- Oasis \$133,265.00
- BLE \$154,823.60
- CZA Solutions \$192,260.00

Mr. Reynolds stated based on review of the bids received, and experience at the Monroe County Strickland Loop Road Landfill, it is recommended the contract be awarded to Geotechnical Environmental Consultants in the amount of \$99,450.00.

The bids for the well installation were as follows:

- GEC \$21,250.00
- Triple Point \$34,749.00
- AEM \$35,974.00
- Oasis \$44,915.00
- MW Drilling \$76,325.00

Mr. Reynolds stated based on review of the bids received, and experience at the Monroe County Strickland Loop Road Landfill, it is recommended the contract be awarded to Geotechnical Environmental Consultants in the amount of \$21,250.00.

Mr. Reynolds stated the total project cost is as follows:

- Landfill Construction \$3,368,164.75
- Contingency \$ 336,816.48
- Engineering Design \$ 37,500.00
- Construction Administration \$ 30,000.00
- Construction Survey \$ 13,600.00
- CQA Testing \$ 99,450.00
- Well Installation \$ 21,250.00
- Total Project Cost \$3,906,781.23

Frank Newton, Landfill Director was present.

Commissioner Ambrose motioned to approve.

Commissioner Rowland seconded the motion and the motion carried 4-0

Buy Local Policy

County Manager Jim Hedges stated a Buy Local Policy has been discussed and supported by the Monroe County Board of Commissioners; however, no formal policy has ever been adopted. Mr. Hedges stated the definition is locally owned independent businesses, as well as businesses physically located within Monroe County. Mr. Hedges continued some of the reasons for buying local is it promotes and supports local business,

bolsters resident awareness of the businesses located locally, strengthens economic health of the county, builds a sense of identity and ownership by residents of the county, keeps the money in our county.

The 10-5-3 Rule would be used:

- Preferential Treatment for local businesses
 - \$0.00 to \$10,000 10% preference
 - \$10,001 to \$25,000 5% preference
 - \$25,001 and up \$3%

Mr. Hedges stated the action required is to amend the purchasing policy to include the 10-5-3 rule, request Forsyth-Monroe County Chamber of Commerce to develop and implement a “Buy Local Campaign” and would be effective immediately.

Commissioner Ambrose motioned to approve and to implement immediately.

Commissioner Davis seconded the motion and the motion carried 4-0.

American Rescue Plan

On March 11, 2021, President Joe Biden signed the American Rescue Plan, which in part allocated State and Local Fiscal Recovery Funds of \$65.1B, and Monroe County is allocated \$5,356,703 payable over two years. Both ACCG and NACO have issued letters of clarification to the Department of Treasury. Recently, the Department of Treasury issued a 151-page report entitled the Interim Final Rule which provides clarification on usage of the State and Local Fiscal Recovery Funds.

Commissioner Ambrose made the following motions:

1. The Monroe County Board of Commissioners accepts the Terms and Conditions and the county’s allocation of \$5,356,703 for the American Rescue Plan State and Local Recovery Fund from the U.S. Treasury which will be signed by Chairman Tapley on June 15, 2021.
2. The Monroe County Board of Commissioners accepts the plan as presented for the expenditures of the American Rescue Plan State and Local Recovery Fund received from the U.S. Treasury, with the understanding that any amendments to this plan be brought back before this Board for approval.
3. All official documentation related to the expenditures of the American Rescue Plan State and Local Recovery Fund received from the U.S. Treasury will be stored at the Monroe County Administration Building, 38 W. Main Street, Forsyth, Georgia, 31029 so that individuals responsible for the accounting and auditing of these expenditures can easily find the information.

Commissioner Rowland seconded all three motions and the motions carried 4-0.

Recreation Department Staffing Request

Recreation Director Landon Sparks is requesting the budgeted, but unfunded, part-time position to be funded as well as the addition of another part-time position at a total annual cost of \$16,640. Mr. Hedges stated the Recreation Department is making significant improvements to the facilities and the sports programs are at capacity as evidenced by the revenue being generated.

Recreation Director Landon Sparks spoke on behalf of the request.

Commissioner Rowland motioned to approve the funding of the two positions and to amend the budget in the amount of \$17,912.

Commissioner Davis seconded the motion and the motion carried 4-0.

Volunteer Turnout Gear & Radio Request

Mr. Hedges stated improvements continue to be forthcoming with the Monroe County Emergency Services with the addition of 11-12 new volunteer trainees. With the additional volunteers, Chief Matt Jackson is requesting 12 sets of new callout gear and three radios at a total cost of \$54,802.62 with funding coming from the Fire Act Grant.

EMS Chief Matt Jackson spoke on behalf of the request.

Commissioner Rowland motioned to approve the request to purchase 12 sets of turnout gear at a cost of \$54,802.62 with the funding to come from the Fire Act Grant.

Commissioner Davis seconded the motion and the motion carried 4-0.

Montpelier Springs Road-Private Paving

County Manager Jim Hedges stated Mr. Greg Ellis, property owner along Montpelier Springs Road, approached Jr. Watts and requested approval from the Monroe County Board of Commissioners to pave a one-half mile portion of Montpelier Springs Road at his own expense. Attorney Ben Vaughn has opined private paving is acceptable along as it is within GDOT specifications and under the direction of Jr. Watts, Public Works Director.

Commissioner Rowland motioned to approve the paving request.

Commissioner Davis seconded motion and the motion carried 4-0.

LMIG Engineering

County Manager Jim Hedges presented the next item stating the Board of Commissioners have approved proceeding with implementation of the 2021 LMIG grant for the following roads:

- District 1A Wilder Road Area-Mill/Patch & Resurface \$139,593
- District 1B Forsyth Landing Area-Mill Patch & Resurface \$75,572

- District 2 Flint Road-Mill/Patch & Resurface \$214,975
- District 3 County Creek Road-Mill/Patch & Resurface \$215,079
- District 4 Lakeshore Road-Mill/Patch & Resurface \$215,100
- **Total \$860,319**

Watkins & Associates, LLC, professional engineering services, will provide engineering, preparation of bid packages, advertising, and construction supervision for a fee of \$14,400. Mr. Hedges stated this expenditure will be a part of the county's LMIG 30% match and funding will be from the 2020 Road SPLOST.

The Board discussed in length the LMIG process.

Commissioner Rowland motioned to approve the engineering contract with Watkins & Associates at \$14,400.

Commissioner Davis seconded the motion and the motion carried 4-0.

Alcohol License-Kelly's in High Falls

Mr. Hedges presented the next item stating the location of High Falls Mini Mart, 4946 High Falls Road, Jackson, Ga 30233, the gas station next to the water park has a new owner. Therefore, new alcohol license information shall be filed. Mr. Hedges stated the applicant has gone through all the necessary steps and only waits approval from the board.

Commissioner Ambrose motioned to approve the alcohol license.

Commissioner Davis seconded the motion and the motion carried 4-0.

Old Business

There was no old business to discuss.

Commissioners' Comments

Discretionary Funds Recommendation

Commissioner Davis motioned to use \$3500 of his discretionary funds to replace the outdated exercise equipment at the recreation department.

Chairman Tapley seconded the motion and the motion carried 4-0.

Commissioner Rowland motioned to use \$100 of his discretionary funds for the county to participate and become a member of Georgia Grown.

Commissioner Davis seconded the motion and the motion carried 4-0.

Public Comments

Anita Thomas

Anita Thomas, 48 Red Cedar Court, stated she purchased her home two years ago. She stated the covenants were created in 2006 and nothing in the original covenants are accurate for the subdivision in 2021. She stated the

roads are overgrown with kudzu and limbs growing over the roads. She stated because the roads are private, law enforcement has stated they have no jurisdiction to enforce laws when it comes to ATVs. She stated she had tried to speak to the people regarding the ATVs regarding safety. She stated she is asking the county to take ownership of the roads.

Chairman Tapley stated Road Superintendent Jr. Watts estimated the cost of repairs to bring the roads to spec for the county to take the roads over was \$50,000. He continued with there is the situation with ownership and Chairman Tapley then asked County Attorney Ben Vaughn to speak on behalf of this subject.

Mr. Vaughn stated the owner of this subdivision is a difficult man to get in contact with and explained the situation regarding the owner. Mr. Vaughn stated the roads would have to be brought up to the county standards at the home-owners expense.

Ms. Thomas stated the residents would not be willing to spend the money to bring the roads to standards.

Dany Ann Downer, 61 Red Cedar Court stated she was not aware these were private roads until the closing on her house. She also commented on the ATVs riding on the roads.

2020 Budget Amendments

Finance Director Lorri Robinson stated the State Audit requirements require a final budget amendment at the department legal level of control. Ms. Robinson stated it was a great year financially despite all the challenges we face.

Account Desc	Anticipated/Budgeted	YTD Rev/Expd	Deficit	Amendment	Inc/Decr
Gen Fund Rev Total	31,160,966.00	37,927,810.06	5,284,546.34	31,160,966.00	-
Total General Gov't	9,927,783.00	8,490,394.98	1,770,096.56	9,131,634.00	(796,149.00)
Total Judicial	1,718,117.00	1,828,689.90	(95,572.90)	1,828,697.00	110,580.00
Total Public Safety	9,479,346.00	10,719,388.11	(88,786.42)	10,719,366.00	1,240,020.00
Total Public Works	3,127,687.00	2,215,896.97	917,291.03	2,215,896.00	(911,791.00)
Total Health and Welfare	1,126,473.00	1,128,046.38	(1,573.38)	1,098,755.00	(27,718.00)
Total Culture and Recreation	715,496.00	705,993.43	22,703.45	705,658.00	(9,838.00)
Total Housing and Development	645,435.00	615,333.31	30,101.69	597,106.00	(48,329.00)
Total Debt Service	163,002.00	427,225.52	(264,223.52)	427,227.00	264,225.00
Other Debt Service	4,257,627.00	4,436,624.97	(69,997.97)	4,436,627.00	179,000.00

General Fund Total Expenditures	31,160,966.00	30,567,593.57	2,220,038.54	31,160,966.00	-
Net Act. Rev Over Exp	-	7,360,216.49			

Commissioner Ambrose motioned to approve the 2020 Year-End Budget amendment to meet the requirements of the State Audit Department.

Commissioner Rowland seconded the motion and the motion carried 4-0.

Executive Session (Real Estate)

Commissioner Ambrose motioned to enter executive session for Real Estate at 11:36 A.M.

Commissioner Davis seconded the motion and the motion carried 4-0.

Commissioner Ambrose motioned to come out of executive session at 11:57 A.M.

Commissioner Davis seconded the motion and the motion carried 4-0.

Action from Executive Session

There was no action taken from executive session.

Adjourn

Commissioner Ambrose motioned to adjourn at 11:58 A.M.

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

Respectively Submitted by:

County Clerk, Janet Abbott