

**Minutes of Public Hearing
Elbert County Board of Commissioners
Monday, August 13, 2018**

- 1) Request from Michael Smith to rezone 3 acres at 3753 Olaff McCall Road from R1 (Residential) to GB (General Business). Mr. Smith plans to open a gated boat storage facility at this location. Mr. Smith stated this will be a covered boat storage facility.

There were no public comments on this rezoning request.

- 2) Request from Bradley Ripple to rezone 181.4 acres on William Smith Road and Luther Burton Road from AG (Agricultural) to I (Industrial) for a Conservation designation. Mr. Ripple stated he is asking for rezoning request to allow to get conservation paperwork in place.

Mr. Brian Daughtrill with Lake Russell Holdings spoke for the majority of the many in attendance opposed to this rezoning request. He stated the way Mr. Ripple wants to go about putting the land in conservation is inconsistent with the county's "Comprehensive Plan". The prime consideration is consistency with surrounding zoning.

Also, Mr. and Mrs. George Smith and Mr. Dwayne Moore spoke in opposition of this rezoning request.

There being no other comments, Chairman Lyon closed the Public Hearing.

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Chairman Tommy Lyon called the meeting to order. Present were Chairman Lyon, Vice Chairman Horace Harper, Commissioner Lee Vaughn, Commissioner Chris Alexander, Commissioner Kenneth Ashworth, Commissioner Freddie Jones, County Administrator Bob Thomas, County Attorney Bill Daughtry, County Clerk Tamara Butler, CFO Phil Pitts.

After the pledge to the United States flag, the invocation was given by Commissioner Ashworth.

Adoption of the Agenda. Commissioner Ashworth made a motion to adopt the agenda. Commissioner Alexander seconded the motion. Upon voting the motion carried 5-0.

Chairman Lyon asked for a motion to amend the agenda to add 14a) Discussion and approval of 5311 Transportation Contract for the operation of Elbert County's Public Transit Program and 14b) Discussion and approval of the Transit Procurement Manual which ensures the program complies with Federal Transit Administration and the Georgia Department of Transportation's standards and procedures. Commissioner Harper made the motion. Commissioner Ashworth seconded the motion. Upon voting the motion carried 5-0.

Adoption of the Minutes of the Called Meeting of July 5, 2018 and July 15, 2018 and the Regular Meeting of July 9, 2018. Commissioner Alexander made a motion to adopt the minutes as read. Commissioner Ashworth seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of an addition to the Personnel Policy to cover the Distracted Driving Policy to comply with the new Hands' Free Law. Mr. Daughtry stated this is an amendment to the County's Personnel Policy and Procedures and applied to all county employees, agents and volunteers when driving county vehicles or personal vehicles on county business or when driving on county property. This amendment is intended to be in compliance with the State's Distracted Driving Law. The standard exceptions apply for public safety workers, law enforcement, firefighters, EMTS and first responders. Commissioner Vaughn made a motion to approve this addition to the Personnel Policy. Commissioner Ashworth seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of the new 9-1-1 system (equipment and maintenance) contract with AT&T. Mr. Thomas stated this is an extension of the contract that is updated every 5 to 6 years giving AT & T the authority to repair and maintain the equipment. Commissioner Harper made a motion to approve the extension of the contract with AT&T. Commissioner Jones seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of an updated agreement with the City of Elberton and the Elbert County First Responder program. Mr. Daughtry stated this updates and amends our agreement from ten years ago with the City of Elberton regarding first responders. Commissioner Vaughn made a motion to approve the updated agreement with the City of Elberton. Commissioner Jones seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of the Elbert County Emergency Services resolution updates:

- a) Elbert County First Responders
- b) Elbert County Dive Team
- c) Elbert County 9-1-1 Advisory Board

Mr. Daughtry stated this is an updated resolution declaring that the first responders and dive team personnel are to be supervised and managed within the Emergency Medical Services department and shall be subject to the supervision, direction and control of the director. Also, appointing and reappointing members to the Elbert County 911 advisory board that consist of the Sheriff, representatives from other public safety agencies and other individuals

knowledgeable of emergency 911 systems and the emergency needs of the citizens of the local government.

Commissioner Harper made a motion to approve the Elbert County Emergency Services resolution updates. Commissioner Jones seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of a request from Michael Smith to rezone 3 acres on 3753 Olaff McCall Road from R1(Residential) to GB (General Business) for a gated boat storage facility.

The Planning Commission recommended approval of this application. Commissioner Vaughn made a motion to approve this rezoning request. Commissioner Ashworth seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of the rezoning request from Bradley Ripple to rezone 181.4 acres on William Smith Road and Luther Burton Road from AG (Agricultural) to I (Industrial) to designate a Conservation Use on this property rather than using the property for Industrial Use.

This request was not approved by the Planning Commission. There was much discussion of this item at the Public Hearing where it was decided that it is inconsistent with the County's Comprehensive Plan and brings forth the issue of "Spot Zoning". Therefore; Commissioner Harper made a motion to deny this rezoning request per the recommendation of the Planning Commission. Commissioner Jones seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of bids to replace the roof on the Longstreet Volunteer fire department building.

Three sealed bids were received and opened at the work session meeting. Don Jones Enterprises turned in the low bid of \$14,250.00. Commissioner Jones made a motion to approve the bid from Don Jones Enterprises. Commissioner Vaughn seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of a new ordinance to regulate and administer small solar facilities and larger solar farms in Elbert County. Mr. Thomas stated we have had discussions of solar farms coming into the county in the past and have looked at our ordinance, but we do not have any regulations or administration of these facilities. This will be added to our Zoning Ordinance. This is first reading only, therefore no vote is required.

Request from the Development Authority for discussion and approval of plans for the development of a speculative building to be located at the Industrial park on Mineral Springs Road.

The first step is to develop an RFQ/RFP (Request for Qualifications and Proposal) for the site plan and building. Discussion is to be centered on timing, funding, and procedures for future development. Mr. Thomas stated that we are looking at a spec building possibly to be built in the industrial park, but there are a lot of steps before we get to that point. The first step is to develop an RFQ and that will be brought back before the commissioners for discussion. He stated that he would like to form a committee to help guide and oversee this project and would like for our CFO Phil Pitts to be on the committee with his knowledge of financing, etc., along with a couple of commissioners and financial leaders. Commissioner Vaughn made a motion to approve Rusty Warner to develop an RFQ. Commissioner Ashworth seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of changes to be made to the Fire Board due to the addition of a full-time Fire Chief. In order to comply with and maintain the ISO fire rating within the county, we

are moving from independent fire departments located in the county to a county-maintained department; providing equipment, facilities, and training for the safety of all citizens. Mr. Thomas stated that we have moved to one full-time for the fire department and hopefully in the future we will add more positions. The Fire Board will be a liaison between the volunteer fire departments and our Fire Chief. Commissioner Vaughn made a motion to approve the changes to the Fire Board. Commissioner Harper seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of 5311 Transportation Contract for the operation of Elbert County's Public Transit program. The total program cost is \$214,650.00. Mr. Thomas stated this program has been very successful and is very useful to the citizens of Elbert County. Commissioner Harper made a motion to approve the Transportation contract. Commissioner Ashworth seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of the Transit Procurement Manual which ensures the program complies with Federal Transit Administration and the Georgia Department of Transportation's standards and procedures. Mr. Thomas stated this is a manual for the rules and regulations required by the Federal Government. Commissioner Ashworth made a motion to approve the Transit Procurement Manual. Commissioner Alexander seconded the motion. Upon voting the motion carried 5-0.

Discussion regarding the announcement of \$4 billion dollars to rural communities to apply for loans for the development of a water infrastructure within the unincorporated portions of Elbert County. Mr. Thomas wanted to bring to the attention of the commissioners that there is loan money available through USDA to extend water to rural areas. Studies have been done in the past and Mr. Thomas feels it is now time to revisit this. There is an application process to see what monies are available.

Finance Report. Mr. Pitts stated that for the month of July the General Fund was over budget by \$72,967. He attributed this to some upfront cost paid out in July such as annual payments to outside agencies. Solid Waste Fund's bottom line results are smaller compared to July 2017, but still reflect a good month. E911 Fund bottom line results are very similar to July 2017.

Public Comments. Mr. Dwayne Moore thanked Chairman Lyon and the commissioners for their consideration of the residents of the William Smith and Luther Burton Drive area.

Adjournment. Commissioner Harper made a motion to adjourn. Commissioner Vaughn seconded the motion. Upon voting the motion carried 5-0.