

Jackson County Board of Commissioners

September 19, 2022 at 6:00 PM
Jury Assembly Room - County Courthouse

MINUTES

1. Call to Order

Chairman Tom Crow called the meeting to order at 06:00 PM.

Commissioners Present: Tom Crow, Chairman
Jim Hix, District 1
Chas Hardy, District 2
Ralph Richardson, Jr., District 3
Marty Seagraves, District 4

Staff Present: Kevin Poe, County Manager
Gina Roy, Assistant County Manager
Jamie Dove, Public Development Manager
Ericka Johnson, Deputy Clerk

Press: Mike Buffington, Jackson Herald

2. Invocation

County Manager Kevin Poe gave the invocation.

3. Pledge of Allegiance

Commissioner Chas Hardy led the Pledge of Allegiance.

4. Approval of Minutes

A. August 15, 2022 Board Minutes

To approve the minutes of the August 15, 2022 regular board meeting
Commissioner Hix moved to approve the minutes for August 15, 2022. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

B. September 14, 2022 Board Minutes

To approve the minutes of the called meeting held on September 14, 2022
Commissioner Hix moved to approve the minutes for September 14, 2022. Commissioner Richardson seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

5. Citizen Input

Each speaker is provided up to four (4) minutes to address the board on any item that is not listed on this agenda.

There was no comment.

6. Reports

Chairman Crow advised that the Jackson County 4-H Livestock team was headed to Nationals in Louisville, KY and they needed financial assistance.

7. New Business

A. Recovery Month Proclamation

To proclaim September 2022 as National Recovery Month in Jackson County; and call upon the citizens to observe this month with appropriate programs, activities, and ceremonies to support this year's Recovery Month theme: Recovery is for Everyone: Every Person, Every Family, Every Community

Kevin Poe, County Manager, read the prepared proclamation. Sunshine McCoy addressed the board in support of the proclamation. Chairman Crow made the motion to approve the proclamation for National Recovery Month. Commissioner Richardson seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

B. Request for the Board to Consent to a Request for Deannexation

Request for the Board for consent to the proposed deannexation of said property, identified as Tax Parcel 092/003 1, located within the city limits of Jefferson. The tract is 36.28 acres and is owned by Calmat Co., a subsidiary of Vulcan Materials Company. Vulcan owns and operates the adjoining properties and uses said properties for quarrying operations.

Jamie Dove, Public Development Manager, acknowledged the receipt of a request for deannexation from the City of Jefferson. She explained the board needed to give approval in order for staff to begin the process. The applicant will also request authorization from the City. If approval is received from both governments, the applicant plans to request a rezone in December. Ms. Dove asked for consent authorizing to begin the process for deannexation. Chairman Crow moved to approve the request to accept the property back into Jackson County. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

C. Approval of Revised Purchasing Ordinance

To approve the revised Purchasing Ordinance as presented.

Kevin Poe, County Manager, advised the current purchasing ordinance was last updated in February 2017. With the rising cost of expenses, he proposed increasing the limits to help streamline the procurement process for staff. The purchasing ordinance outlined the procurement levels of authority. He recommended that any quotes from \$10,000 to \$25,000 can be authorized by the Finance Director or the Purchasing Manager with a purchase order. This amount was \$5,000 to \$15,000. Also, he recommended purchases from

\$25,000 to \$50,000 be authorized by the County Manager. Mr. Poe noted all purchases are required to be documented with three (3) written quotes. And, all purchases between \$25,000 and \$50,000 must be approved in the current fiscal year budget or given written authority by the County Manager. Any amount over \$50,000, a sealed bid will be required. The current limit was \$30,000. Chairman Crow moved to approve the revised purchasing ordinance as stated. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

D. Updated GDOT Speed Zone Ordinance as requested by GDOT

To approve an update to the speed zone ordinance as requested by GDOT. This update from GDOT would be a speed reduction on SR 335 from 55 mph to 50 mph between MP 7.28 and 7.95 per approved ETI No. 08-2022-157-1. This area is about 1/2 mile north from the intersection of Hwy. 441 and SR 335 in Nicholson.

Gina Roy, Assistant County Manager, stated this request was made by the Georgia Department of Transportation (GDOT). A request was made to reduce the speed limit from 55 mph to 50 mph on SR 335. Chairman Crow moved to approve the Speed Zone Ordinance requested by GDOT for SR 335. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

E. Service Delivery Strategy

To authorize the Chairman to sign the Service Delivery Strategy

Kevin Poe, County Manager, recommended authorizing the Chairman to sign-off on the new Service Delivery Strategy. Negotiations with the cities began in October 2020. He explained the Service Delivery Strategy covered every service provided by local governments and authorities in Jackson County. All cities have signed the document. He advised there was an update to the election agreements to reflect no charges to the cities. Also, there were pending agreements for animal control services. Staff recommended authorizing the Chairman to sign and submit the Service Delivery Strategy to the Georgia Department of Community Affairs. Commissioner Hardy moved to approve the Service Delivery Strategy. Commissioner Richardson seconded the motion. The vote was taken and the motion passed. Chairman Crow and Commissioners Hix, Hardy, and Richardson voted in favor of the motion. Commissioner Seagraves opposed. (Vote 4 – 1 – 0)

F. Georgia Indigent Defense Services Agreement

Approve and authorize the Chairman to execute the FY 2023 Georgia Indigent Defense Services Agreement

Kevin Poe stated this was the annual renewal agreement for the Piedmont Judicial Circuit for FY 2023. Funds were included in the current budget. Mr. Poe advised costs were increasing; however, these costs were shared among Banks, Barrow, and Jackson Counties. Shared costs were based on population. Indigent Defense services are provided for the entire Piedmont Judicial Circuit, including Superior, State, and Magistrate, Drug, and Veterans Courts. Commissioner Hix moved to approve the Georgia Indigent Defense Services Agreement. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

G. EMS Station #3 Expansion

Award contract for the construction work to expand EMS Station #3 to Amacher Brothers Construction in the amount of \$931,000.

Kevin Poe, County Manager, advised bids were received on the EMS #3 Expansion project. This station was located in Braselton. Plans are to add another full-time ambulance at the location. Two (2) bids were received and the low bidder was from Amacher Bros. Construction, Atlanta, GA in the amount of \$931,000. He recommended the board award the bid to the low bidder. Chairman Crow moved to accept the bid and award the contract to Amacher Bros Construction the amount of \$931,000. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

H. To award the contract for Phase 1 Improvements to the Jackson County Transfer Station

To award the contract for Phase 1 Improvements to the Jackson County Transfer Station to BM&K Construction in the amount of \$1,249,643

Chairman Crow advised this agenda item was to award the contract for Phase 1 Improvements to the Jackson County Transfer Station. He added this did not include the building itself. Chairman Crow moved to reject all bids for the improvements to the Jackson County Transfer Station. Commissioner Hix seconded the motion. The vote was taken and the motion passed. Chairman Crow and Commissioners Hix, Richardson, and Seagraves voted in favor of the motion. Commissioner Hardy opposed. (Vote 4 – 1 – 0)

I. Selection of Construction Manager at Risk for new Administration Building

To consider selecting a Construction Manager at Risk(CMAR) for the new Jackson County Administration Building project.

Kevin Poe, County Manager, stated proposals were sent out for Construction Manager at Risk services for the construction for the proposed new County Administrative Building. Seven (7) firms submitted proposals. The proposals were reviewed and scored by a representative of the project architect, Precision Planning, and County staff. Reeves Young, Carroll Daniel, and R.W. Allen were the top three scorers, and three (3) firms were interviewed. Based upon a review, Mr. Poe recommended the board select Reeves Young to be the Construction Manager at Risk for the new County Administrative Building and authorize the County Manager and County Attorney to work out a contract with Reeves Young representatives for the services. Chairman Crow moved to accept the recommendation of Reeves Young to be the Construction Manager at Risk for the new County Administrative Building and authorize the County Manager and County Attorney to work out the contract. There was not a second to the motion. The motion died due to the lack of a second.

J. Architectural Services for New Administration Building

To consider contracting with Precision Planning, Inc. to provide Architectural Services forth proposed new County Administration Building

Kevin Poe, County Manager, advised staff had worked with Precision Planning to complete space programming, master planning, and preliminary design for the new County Administration Building. The plan and design was presented to the commission on December 20, 2021. To move forward with the project, the board contracted with Precision Planning in March of 2022 to prepare schematic design

plans to further refine the project scope. Mr. Poe said the final phase of the architectural services would be to provide a complete and full set of construction plans and specifications, as well as to provide construction and administration services for the duration of the project. He added Precision Planning had submitted a lump-sum fee of \$718,400 to complete this work. With all the fees previously paid, the total cost of architectural services for the project, based on a \$12 million dollar budget, was 8% of the construction cost. Mr. Poe believed this was a reasonable fee for this type of project. He recommended approving the contract with Precision Planning to complete the plans and to authorize the Chairman to sign the agreement between the owner and architect after it was reviewed by the County Attorney. Chairman Crow moved to contract with Precision Planning for Architectural Services for the New Administrative Building. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

K. Board Consideration of Condemnation of Certain Property Interests of Parcel 2 of the Skelton Road Project in the Total Amount of \$500.00

To consider condemnation of Parcel #2 of the Skelton Road Project.

Kevin Poe, County Manager, reported this was a small piece of right-of-way the County needed to acquire for the Skelton Road project located off Hwy. 332. He explained this parcel had to be condemned because it was the subject of a tax sale and the right to redeem had not been foreclosed. Mr. Poe also reported that an estate was involved and it was not possible to get a clear title without condemning it. He recommended moving forward with condemnation. The total amount offered for the property was \$500. County Attorney Christopher Hamilton calculated the right-of-way at 435 square feet and a temporary driveway easement was needed so a person could access the property while construction was underway. The driveway easement was 304.92 square feet. Commissioner Hix moved to approve condemnation of Parcel 2. Commissioner Richardson seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

8. Zoning Related Business

A. Unfinished Business

1. MA-22-0107 - Premier Construction Systems, Inc. (Scott Philips), Highway 129/Old Gainesville Highway, Talmo, Georgia; 17.15 acres; Tax Parcel 101/007 3

Jamie Dove, Public Development Director, advised this item came before the board last month. However, the applicant requested to table the request to have time to gather information to present to the board. She reviewed the staff report. The applicant requested approval of a map amendment on approximately 17.15 acres. The property is currently zoned A-2. Christopher Hamilton, County Attorney, opened the public hearing for comment. J.R. Williamson, a real estate broker for the applicant, 5660 Cool Springs Road, Gainesville, GA addressed the board in support of the application. He said plans were for two (2) climate-controlled units, consisting of 240 units. There will be 120 units in each building. Brian Jones, 93 Mountain Creek Church Road, also

spoke in support of the application. There was no opposition to the request and the public hearing was closed. Commissioner Hix made the motion to deny MA-22-0107. Commissioner Hardy seconded the motion. The vote was taken and the motion passed. Commissioner Hix, Hardy, and Seagraves voted in favor of the motion. Chairman Crow and Commissioner Richardson were opposed. (Vote 3 – 2 – 0)

2. MA-22-0109 - Valiant Services (David Elder), Corner of Highway 129/Tyler Way, Jefferson, Georgia; 6.427 acres; Tax Parcel 055/002F1

Jamie Dove, Public Development Director, advised the applicant had submitted a letter requesting withdrawal of the application for consideration. Commissioner Seagraves made the motion to accept the withdrawal of MA-22-109. Chairman Crow seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

3. MA-22-0110 - Valiant Services (David Elder), Tyler Way/Tyra Lane, Jefferson, Georgia; 0.236 acres; Tax Parcel 055/002F

Commissioner Seagraves made the motion to accept the withdrawal of MA-22-0110. Chairman Crow seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

B. New Business

1. RZ-22-0128 - Evan Durrence, 315 McRee Road, Jefferson, Georgia; 23.86 acres; Tax Parcel 039/009

Jamie Dove, Public Development Director, advised the applicant had sold a portion of the property and therefore, has requested a withdrawal of the application. Commissioner Seagraves moved to accept the withdrawal of RZ-22-0128. Chairman Crow seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

2. RZ-22-0132 - Ingram, Lord & Associates (Barry Lord), 815 Silver Dollar Road, Maysville, Georgia; 6.003 acres; Tax Parcel 063A/043

Jamie Dove, Public Development Director, presented the staff report. The applicant requested a rezoning from A-2 to A-R to subdivide the property into three (3) tracks. The Planning Staff and Planning Commission recommended approval of the request. Christopher Hamilton, County Attorney, opened the public hearing for comment. Barry Lord, 437 Sam Brown Blvd, Commerce, GA addressed the board in support of the application. Mr. Hamilton called for opposition. Charles Retkofsky, 356 Panhandle Circle, Maysville, GA was opposed to the request. The public hearing was closed. Commissioner Hardy made a motion to approve RZ-22-0132. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

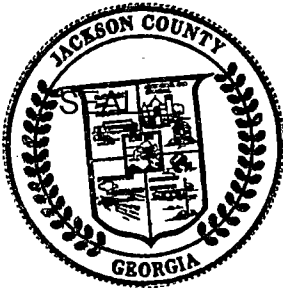
9. Adjournment

Chairman Crow declared the meeting adjourned at 7:00 p.m.

All printed material/documentation presented is filed in Board Minute Addendum Book No. 13-R and hereby becomes a part of the official minutes.

Minutes Approved: Monday, October 3, 2022

Jackson County Board of Commissioners

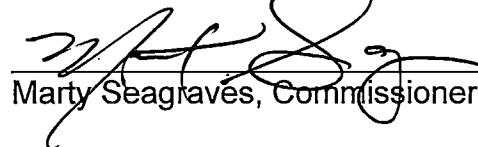



Tom Crow, Chairman


Jim Hix, Commissioner District 1

Chas Hardy, Commissioner District 2

Ralph Richardson, Jr., Commissioner District 3


Marty Seagraves, Commissioner District 4

Attest: 
Ericka Johnson Deputy Clerk