



BANKS COUNTY BOARD OF COMMISSIONERS MEETING

Courthouse Annex Boardroom | 150 Hudson Ridge | Homer, GA 30547

Tuesday, June 11, 2024 at 6:30 PM

MINUTES

1. CALL TO ORDER

Ch. Turk called the meeting to order.

PRESENT

Chairman Charles Turk
Vice Chairman Danny Maxwell
Commissioner Chris Ausburn
Commissioner Keith Gardiner
Commissioner Bo Garrison

STAFF

Assistant County Clerk Erin Decker
County Attorney Randall Frost
Planning/Zoning Director Kerri Fincannon
Code Enforcement Officer Dale Cash
Human Resources Director Arlene Ivey
Chief Finance Officer Randy Failyer
Battalion Chief Scottie Mathis
Public Utilities Director Horace Gee
Recreation Director Kat Roberts

2. APPROVAL OF AGENDA

Ch. Turk stated 10J. IT Services RFP needed to be added to the agenda.

Motion to approve the agenda as amended.

Motion made by Commissioner Garrison, Seconded by Commissioner Ausburn.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

3. APPROVAL OF MINUTES

- a. **Tabled: 4/24/2024 Minutes**
- b. **5/8/2024 FY2025 Work Session/Meeting Minutes**
- c. **5/14/2024 Minutes**

Motion to approve the 4/24/2024, 5/8/2024, and 5/14/2024 minutes.

Motion made by Commissioner Gardiner, Seconded by Commissioner Ausburn.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All ye votes and the motion passed.

4. PLEDGE TO THE AMERICAN FLAG:

Commissioner Garrison led the Pledge to the American Flag.

5. CHAIRMAN'S REPORT

Ch. Turk stated E911 received 335 Fire/EMS calls and 3,666 Sheriff's Office calls.

6. PUBLIC HEARINGS:

- a. **Tabled: Planning Commission: Z-24-01 - An application by Dennis Ingle to rezone the property identified as B73 009A, a 1-acre lot located on Hwy 63 from C2, Commercial to ARR, Agricultural-Rural Residential to be combined with the adjacent residential lot.**

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated Z-24-01 was an application by Dennis Ingle to rezone the property identified as B73 009A, a 1-acre lot located on Hwy 63 from C2, Commercial to ARR, Agricultural-Rural Residential to be combined with the adjacent residential lot.

Planning/Zoning Director Kerri Fincannon stated the Planning Commission recommended approval of the application with a 5:0 vote.

Dennis Ingle - 4215 Hwy 63 - Stated he just wanted to rezone the commercial property back to ARR.

Atty. Frost closed the public hearing and Ch. Turk opened the meeting.

Motion to accept the Planning Commission recommendation for approval.

Motion made by Commissioner Ausburn, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All ye votes and the motion passed.

(Copy of Resolution filed in Attachment to Minute Book 11-1)

- b. **Planning Commission: CU-24-02 - An application by Scott Thomas for a Conditional Use for the property identified as B54 029 and B54 028 located at 123 Outlet Drive from C2, Conditional Use to C2 - 1 Conditional Use for the purpose of Wholesale, Retail Sales of Trucks, Autos, Equipment as Well as Quarterly Auctions.**

Atty. Frost closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated CU-24-02 was an application by Scott Thomas for a Conditional Use for the property identified as B54 029 and B54 028 located at 123 Outlet Drive from C2, Conditional Use to C2 - 1 Conditional Use for the purpose of Wholesale, Retail Sales of Trucks, Autos, Equipment as well as Quarterly Auctions.

Ms. Fincannon stated the Planning Commission recommended approval of the application with no conditions with a 5:0 vote.

Scott & Rhonda Thomas - 123 Outlet Drive, Commerce, GA - Mr. Thomas stated the 6 Ft. tall vegetation and the fence that was put as a condition last time was a big concern, and they were here to ask for a change of regular ground covering landscape and then the condition of being able to retail off the top lot along with the auction they currently have.

Rhonda Thomas read the letter of intent which stated:

"Regarding property located at 30220 & 30244 Hwy 441 Commerce, GA 30529. To remove the condition of 6 ft. vegetative/opaque buffer and label of "Storage Lot". We would like to utilize the C2 Zoning from wholesale and retail sales, along with a conditional use permit for quarterly auctions.

1. Attached to this letter of intent is our intent for landscaping. Landscaping will include, but not limited to, painted backscap fence, shrubs, pine straw and or bark.
2. This property was never intended as a "Storage Lot", nor has it been used as one. As per conditions, auction contents are removed after the auction.
3. Please see our site plan for inventory layout. (Inventory will include but not limited to trucks, containers, equipment, attachments, etc.)
4. 441 driveway will continue unused until DOT approved.

We purchased this property to one day be an extension of NGTC. Currently, it is being used up to 4 times per year for our auction only. It is now time, as our business is growing, to utilize this prime piece of property that allows more visibility from the road to display our inventory. It is our hope that every foot of this property will bring revenue, not only to our business, but to the county and state of Georgia as well.

Landscaping to be used but not limited to the items listed below.

1. Sky Pencil Japanese Holly - 18 or more
2. Nandina Blush Pink Shrub - 4 or more
3. Box wood/Gold Mop Cypress Shrub - 8 or more
4. Long Needle Pine Straw - 20 rolls or more."

Comm. Garrison asked Ms. Fincannon what was the C2 zoning as far as sales, it doesn't separate retail from auction? Ms. Fincannon stated retail sales and wholesale sales were fine because they were permitted but the auction itself would be a condition.

Ms. Thomas stated that was what they were asking for, was to keep the conditional use for the auction up to four times a year, as well as utilize the space available for wholesale and retail.

Ch. Turk stated all they were wanting to change was their actual use.

Atty. Frost closed the public hearing and Ch. Turk opened the meeting.

Comm. Garrison asked Ms. Fincannon what was the recommendation of the Planning Commission? Ms. Fincannon stated the Planning Commission recommended approval of the application with a five to zero vote with no conditions.

Ch. Turk stated he thought there still needed to be some conditions for the property.

Motion to accept the Planning Commission recommendation for approval and added the following conditions:

- Store all trucks, autos, equipment neatly in rows.
- If allowed by State, seed/straw bare ground.
- After auction, buyers would have ten (10) days to remove all merchandise

Motion made by Commissioner Garrison, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Resolution filed in Attachment to Minute Book 11-1)

- c. **AN ORDINANCE TO AMEND CHAPTER 86, ENTITLED "UTILITIES", ARTICLE I, ENTITLED "SEWER USE", SECTION 86-56, ENTITLED "VIOLATIONS" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY**

CODE OF ORDINANCES BY ADDING ENFORCEMENT AUTHORITY TO CODE ENFORCEMENT WHEN PUBLIC UTILITIES ARE PROVIDED BY A SOURCE OTHER THAN BANKS COUNTY.

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated this was an Ordinance to amend Chapter 86, entitled "Utilities", Article I, entitled "Sewer Use", Section 86-56, entitled "Violations" for the adoption of changes to the Banks County Code of Ordinances by adding Enforcement Authority to Code Enforcement when Public Utilities are provided by a source other than Banks County.

Code Enforcement Officer Dale Cash stated this would allow him to enforce the code.

Atty. Frost closed the public hearing and Ch. Turk opened the meeting.

Motion to approve the ordinance.

Motion made by Chairman Turk, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Resolution filed in Attachment to Minute Book 11-1) 2024-34

- d. AN ORDINANCE TO AMEND Chapter 18, entitled "building and building regulations", Article I, entitled "In General", section 18-1, entitled "Grease Traps" for the adoption of changes to the banks county code of ordinances by Adding enforcement authority to Code Enforcement when Public utilities are provided by a source other than Banks County.**

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated this was an Ordinance to amend Chapter 18, entitled "Building and Building Regulations", Article I, entitled "In General", Section 18-1, entitled "Grease Traps" for the adoption of changes to the Banks County Code of Ordinances by adding enforcement authority to Code Enforcement when Public Utilities are provided by a source other than Banks County.

Officer Cash stated this would allow him to enforce the code and issue citations.

Atty. Frost closed the public hearing and Ch. Turk opened the meeting.

Motion to approve the ordinance amendment.

Motion made by Chairman Turk, Seconded by Commissioner Ausburn.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Resolution filed in Attachment to Minute Book 11-1) 2024-35

- e. PLANNING COMMISSION: AN ORDINANCE TO AMEND CHAPTER 74, ENTITLED "SUBDIVISIONS", ARTICLE III, ENTITLED "DEFINITIONS", SECTION 74-61, ENTITLED "DEFINITIONS."**

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated this was an Ordinance to amend Chapter 74, entitled "Subdivisions", Article III, entitled "Definitions", Section 74-61, entitled "Definitions."

Ms. Fincannon stated she was asking for a change to the definition of "Class I" under classes of subdivisions, a Class I being redefined as a subdivision involving the division of a tract or parcel of land between immediate family members, grandparents, parents, siblings, children or grandchildren, into

two or three lots with a two-acre minimum per lot size, or a subdivision involving the division of a track or parcel of land among parents and/or children of the landowner into two or more lots with a two acre minimum per lot size. The purpose behind the change was to decrease the openness of a Class I subdivision. Restricting multiple lots to only parents or children and limiting the two-acre sizes to two or three lots for extended family.

Atty. Frost closed the public hearing and Ch. Turk opened the meeting.

Motion to approve the recommendation of the Planning Commission for approval.

Motion made by Commissioner Gardiner, Seconded by Commissioner Garrison.

Comm. Ausburn asked if it wasn't discussed about being a maximum number of resulting parcels.

Ch. Turk stated not really but the way it was written a grandparent couldn't give all their grandchildren a lot and he had a problem with that.

Ms. Fincannon stated a grandparent could give to their grandchildren but only two or three lots at a time.

Ch. Turk stated that was correct but what if they had more grandchildren than that?

Ms. Fincannon stated they would have to wait for the three-year time frame.

Ch. Turk stated he could not go for that because if you have someone that was wanting to split their land up with their kids and their grandkids, they might be on their deathbed and don't have three years to wait.

Comm. Gardiner withdrew his motion and Comm. Garrison withdrew his second.

Ch. Turk stated he thought the amendment needed to be tabled until they could come up with a better solution.

Motion to table the item until the July 9th, 2024, meeting.

Motion made by Chairman Turk.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

f. PLANNING COMMISSION: AN ORDINANCE TO AMEND CHAPTER 74, ENTITLED "SUBDIVISIONS.", ARTICLE VIII, ENTITLED "REQUIRED IMPROVEMENTS.", SECTION 243, ENTITLED "MINIMUM ACCESS STANDARDS AND PROHIBITION OF CHAIN SUBDIVISIONS IN CLASS I AND CLASS II SUBDIVISIONS."

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated this was an Ordinance to amend Chapter 74, entitled "Subdivisions.", Article VIII, entitled "Required Improvements.", Section 243, entitled "Minimum Access Standards and Prohibition of Chain Subdivisions in Class I and Class II Subdivisions."

Ms. Fincannon stated as the code stands now, it specifies that a subdivision cannot be further divided as a different type of subdivision for a further three years this would change that to where Class I cannot be further divided to any type of subdivision for three years.

Comm. Gardiner asked what the difference was from the way it is right now? Ms. Fincannon stated the way it stands right now is you cannot further subdivide it as the same type. So, Class I couldn't be further subdivided into a Class I. This would prohibit any types.

AJ Purcell - 432 Wrights Mill Rd, Commerce, GA - Stated he wasn't really against the change but rather had a question. He asked if this was retroactive, as in if you did a Class II a year ago and then, this was approved, and you wanted to do a minor subdivide. Is it retroactive or does it start from the day the rules were put in place?

Atty. Frost stated the ordinance was whatever it is at the time you apply.

Mr. Purcell said his second question, was there any hardship variants? He stated the only reason he was asking was because he had some clients that sold a piece to a neighbor to make their piece bigger. Now, they're about to get a divorce and split it up and so in a scenario like three-year wait, can you come to the Commissioners and lay out a hardship case for the three-year wait?

Ch. Turk stated that was what hardships were for.

Ms. Fincannon stated that hardships go straight to the Board of Commissioners and was not the same as a variance so you would apply to speak at a Board of Commissioners meeting.

Mr. Purcell said because of the retroactivity aspect of splitting the land he was against the ordinance.

Motion to accept the recommendation of the Planning Commission for approval.

Motion made by Chairman Turk, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Resolution filed in Attachment to Minute Book 11-1) 2024-36

g. PLANNING COMMISSION: AN ORDINANCE TO AMEND CHAPTER 74, ENTITLED "SUBDIVISIONS.", ARTICLE VIII, ENTITLED "REQUIRED IMPROVEMENTS.", SECTION 244, ENTITLED "MINOR SUBDIVISIONS."

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated this was an Ordinance to amend Chapter 74, Entitled "Subdivision", Article VIII, entitled "Required Improvements", Section 244, Entitled "Minor Subdivisions."

Ms. Fincannon stated the only difference in this ordinance and the previous ordinance was that it was minor subdivisions.

Atty. Frost closed the public hearing and Ch. Turk opened the meeting.

Motion to accept the recommendation of the Planning Commission for approval.

Motion made by Chairman Turk, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Resolution filed in Attachment to Minute Book 11-1) 2024-37

h. PLANNING COMMISSION: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING.", ARTICLE II, ENTITLED "DEFINITIONS OF TERMS.", SECTION 301, ENTITLED "DEFINITIONS."

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated this was an Ordinance to amend Appendix A, entitled "Zoning", Article II, entitled "Definitions of Terms", Section 301, entitled "Definitions."

Ms. Fincannon stated Section 301 dealt with cemeteries that are family plots. She was asking to change the definition of a family plot to restricted to members of the family owning the land on which the cemetery was located. Family plot shall be located on lots of half an acre or greater. She further stated this would be changing from the previous two acres or greater. This only applies to literally four degrees of reckoning family flights.

AJ Purcell - 432 Wrights Mill Rd, Commerce, GA - Asked about making the half acre family plot for a cemetery and was that a minor subdivision when you make that? Is that how you would make that?

Ms. Fincannon stated yes.

Mr. Purcell stated so when you make that you have the three year wait also.

Ms. Fincannon stated the Planning Commission recommended approval with a 5:0 vote.

Atty. Frost closed the meeting and Ch. Turk opened the meeting.

Motion to accept the Planning Commission recommendation for approval of the ordinance.

Motion made by Commissioner Ausburn, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Resolution filed in Attachment to Minute Book 11-1) 2024-38

i. PLANNING COMMISSION: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING.", ARTICLE VI, ENTITLED "ARR, AGRICULTURAL-RURAL RESIDENTIAL DISTRICT.", SECTION 601, ENTITLED "PURPOSE AND INTENT."

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated this was an Ordinance to amend Appendix A, entitled "ZONING.", Article VI, entitled "ARR, Agricultural-Rural Residential District.", Section 601, entitled "Purpose and Intent."

Ms. Fincannon stated the intent was to follow up on the previous one and was changing the purpose of the intent of ARR to include family cemetery. No track of land in ARR can consist of less than two acres and be considered a buildable lot except a lot of record, no tract of land in ARR may be subdivided into less than two acres for any purpose other than a family cemetery.

Atty. Frost closed the public hearing and Ch. Turk opened the meeting.

Comm. Ausburn asked what the Planning Commission recommendation was?

Ms. Fincannon stated the Planning Commission recommended to approve with a 5:0 vote.

Motion to accept the recommendation of the Planning Commission for approval.

Motion made by Commissioner Ausburn, Seconded by Vice Chairman Maxwell.

Voting Yea: Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Resolution filed in Attachment to Minute Book 11-1) 2024-39

j. PLANNING COMMISSION: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING.", ARTICLE IX(A), ENTITLED "C-2, GENERAL COMMERCIAL DISTRICT.", SECTION 903(A), ENTITLED "CONDITIONAL USES."

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated this was an Ordinance to amend Appendix A, entitled "Zoning", Article IX(a), entitled "C-2, General Commercial District.", Section 903(a), entitled "Conditional Uses."

Ms. Fincannon stated they were asking to add to the conditional uses in the Commercial District, Number 36, Vape, Smoke, Tobacco and Cigar shops. We have no current location for that and due to precedence, we have to allow them.

Atty. Frost closed the public hearing and Ch. Turk opened the meeting.

Motion to accept the recommendation of the Planning Commission for approval.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Ausburn.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Resolution filed in Attachment to Minute Book 11-1) 2024-40

7. BOARDS & AUTHORITIES:

a. Library Board: 3-year term to expire 6/30/2027

Ch. Turk stated Zully Walker didn't wish to be on the library board any longer.

Motion to appoint Gail Hogan to the Library Board for a 3-year term to expire 6/30/2027.

Motion made by Chairman Turk, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

b. Recreation Board: 3-year term to expire 6/30/2027

Matthew Poole

Ch. Turk stated that Matthew Poole would like to continue to serve on the Recreation Board.

Motion to reappoint Matthew Poole to the Recreation Board for a 3-year term to expire 6/30/2027.

Motion made by Commissioner Garrison, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Austin Hensley

Motion to appoint Austin Hensley to the Recreation Board for a 3-year term to expire 6/30/2027.

Motion made by Commissioner Gardiner, Seconded by Chairman Turk.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Ch. Turk stated that Major Hunter no longer wanted to serve on the Recreation. He stated he hadn't received any applicants for the position.

Major Hunter

Motion to table the appointment until the July 9, 2024, Commissioners Meeting.

Motion made by Commissioner Gardiner, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

c. Department of Family & Children Services Board: 5 year term to expire 6/30/2029

Motion to appoint Louann Gardiner to the DFCS Board for a 5-year term to expire 6/30/2029.

Motion made by Chairman Turk, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Garrison

Voting Abstaining: Commissioner Gardiner

Vote: 4:0

All yea votes and the motion passed.

d. Georgia Mountains Regional Commission Board: Public Sector - 1 year term to expire 6/30/2025

Motion to appoint Chris Ausburn to the Georgia Mountains Regional Commission for a 1-year term to expire 6/30/2025.

Motion made by Commissioner Garrison, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Gardiner, Commissioner Garrison

Voting Abstaining: Commissioner Ausburn

Vote: 4:0

All yea votes and the motion passed.

e. Georgia Mountains Regional Commission Board: Private Sector - 1 year term to expire 6/30/2025

Motion to appoint Vicky Jones to the Georgia Mountains Regional Commission for a 1-year term to expire 6/30/2025.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Garrison.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

8. PREVIOUS BUSINESS ACTION:

a. Personnel: Employee Retirement Option - Roth IRA - County Match

Human Resources Director Arlene Ivey stated she misspoke at the last meeting by saying the 457 ROTH Retirement Plan did not have a 5% County match.

She further stated it was a match up to 5% and said that you could contribute to both retirement plans but the County would only match up to 5% collectively.

9. CONTRACTS AND AGREEMENTS:

a. Tabled: Tax Assessors: Change Finder 2024 Change Detection Software

Motion to untable the item.

Motion made by Chairman Turk, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

GIS Mapping Director Karen Burry and Chief Tax Appraiser Vicki Kreig stated what the Eagleview Software would mean to Banks County.

Ms. Burry stated the software would compare the building footprints of the old flyover data and the most current data. She stated it had been 2015 since it was last done.

She stated some of the following reasons as to why the software was a good investment.

- Fairness for all tax payers
- Focus of software was not only on non-permitted structures
- Software would help access parcels that were not accessible on foot when someone has up gates/fences.

It would only take \$1.3M in property value to get the return of investment for the software.

Comm. Gardiner asked if the same software was used 9 years ago. Ms. Burry stated yes.

Comm. Garrison asked why are we waiting until now to renew the software? Ms. Burry stated the software came with a three-year plan.

Ch. Turk stated he thought the software was a good investment because sometimes there was a communication breakdown with other cities when a structure was built and this would eliminate that.

Motion to purchase the Eagleview Software from the Capital Fund.

Motion made by Chairman Turk, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

b. FY2024 Property & Liability Insurance Policy Renewal

Ch. Turk stated the cost of the FY2025 Property and Liability Insurance would be \$495,186 and this included a \$5,000 deductible with a coverage limit of \$1,000,000.

Motion to approve the insurance renewal.

Motion made by Commissioner Garrison, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Renewal filed in Attachment to Minute Book 11-1)

c. Senior Center: FY2025 Local Share Commitment Letter - Legacy Link

Ch. Turk stated this was the annual Local Share for Senior Center Services from Legacy Link.

Motion to approve the local share for the Senior Center.

Motion made by Commissioner Garrison, Seconded by Chairman Turk.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Letter filed in Attachment to Minute Book 11-1)

d. Roads and Bridges: 2024 LMIG SAP Striping Project Bid & Contract Award

Ch. Turk stated the bids were received for striping. He stated the low bid was Tidwell Traffic Solutions in the amount of \$203,681.65.

Motion to approve the low bid of \$203,681.65 from Tidwell Construction and approve the contract and authorize the Chairman to sign.

Motion made by Chairman Turk, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

(Copy of Contract filed in Attachment to Minute Book 11-1)

e. Fire/EMS: EMA Generator Bid Award - Steve Nichols

Battalion Chief Scottie Mathis stated they had received bids for 5 generators and a transfer switch for the Annex. He stated the grant was a 80/20 match. He stated the 2 lowest bids were both local businesses. The low bid was Gentec in the amount of \$211,410 and the other local bid was from S-D Solutions in the amount of \$223,932.31 and they also currently did the maintenance on the generators.

Mr. Mathis recommended to accept the lowest bid.

Motion to accept the bid from S-D Solutions in the amount of \$223,932.31.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Ausburn.

Voting Yea: Vice Chairman Maxwell, Commissioner Ausburn

Voting Nay: Chairman Turk, Commissioner Gardiner, Commissioner Garrison

Vote: 2:3

Motion failed by majority vote.

Motion to approve the low bid from Gentec in the amount of \$211,410.

Motion made by Commissioner Garrison, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Commissioner Gardiner, Commissioner Garrison

Voting Nay: Vice Chairman Maxwell, Commissioner Ausburn

Vote: 3:2

Motion passed by majority vote.

10. MISCELLANEOUS:

a. Fire/EMS: Approval to proceed with the purchase of fire equipment utilizing SPLOST funds in the amount of \$140,000.00. Steve Nichols

Mr. Mathis stated during the budget session they put about \$140,000 in Capital for equipment. He explained that when the KME Engine was purchased, they used all the spare equipment to furnish that truck and now the spare equipment needed to be replaced and this equipment purchase would bring all the trucks back up to standard.

Motion to purchase the equipment from 2022 SPLOST.

Motion made by Chairman Turk, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

b. Fire/EMS: Ladder/Platform Truck Purchase - SPLOST - Steve Nichols

Ch. Turk stated the truck needed to be replaced because the engine went out. Mr. Mathis stated the cost of a replacement motor would be about \$55,000 and then you didn't know how long it would last. He stated the cylinders on the truck were having to be replaced regularly. He stated they found a truck from Brinlee Mountain for \$180,000. He stated the truck was a 2001 model with a steel ladder and him and the Chief had looked at the truck. It did need some repairs, in which all those would be made before the truck was purchased. Comm. Ausburn stated he had some concerns with the truck and was it a dire necessity to purchase a truck. Mr. Mathis stated if we didn't purchase a truck our ISO rating would increase. Comm. Ausburn suggested getting a mechanic to go with them when the truck was picked up. Mr. Mathis also stated the truck would come with all the certifications on the pumps and ladders and that would be something the County wouldn't have to pay for. Mr. Mathis also stated the company required a 10% deposit. Comm. Ausburn asked if that was refundable and Mr. Mathis stated yes.

Motion to purchase the Platform/Ladder truck in the amount of \$180,000 from Brinlee Mountain from SPLOST funds.

Motion made by Chairman Turk, Seconded by Commissioner Ausburn.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

c. FY2025 Budget - Randy Failyer

Chief Finance Officer Randy Failyer stated the Commissioners and Department Heads had done a good job of keeping the budget tidy and trimmed. He stated the reason for increase was the additional wastewater treatment system coming online and the increase in the liability insurance.

Comm. Garrison stated when looking at the budget over all, the only increase was wastewater employees and equipment and an increase in liability insurance. He also stated the Safer Grant ran out so that was an additional expense.

Comm. Gardiner stated that no new employees had been added except in Wastewater. He also stated they were about to give all employees a COLA increase this year.

Mr. Failyer stated he was asking for permission to advertise the FY2025 and have the required public hearing.

Motion to allow Mr. Failyer to advertise the FY2025 Budget and the public hearing.

Motion made by Chairman Turk, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

d. Public Utilities: Water Meter Data Collector Purchase - Horace Gee

Public Utilities Director Horace Gee stated the meters would constantly collect data and would send a report every morning to the billing office. The report showed constant use or any usage over 100% in the last 24 hrs. He stated they would start with only a few meters and if they worked well he would request more. He stated to start with they would be installed on the water tanks and the cost would be \$32,000 each which included installation and would be paid for from the Public Utilities Infrastructure Account which was grant money.

Motion to purchase and install the meters and pay for them from the Public Utilities Infrastructure Account.

Motion made by Chairman Turk, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

e. Public Utilities: SCADA System - 3 Water Tanks - Horace Gee

Mr. Gee stated to have constant monitoring of the system he needed to have 3 more tanks added to the SCADA System. He stated the Rock Springs tank, Pless Road tank and the tank at North County Road needed a monitoring system. He stated the cost of the equipment and installation would be approximately \$31,114 and paid for from the Public Utilities Infrastructure Account.

Comm. Garrison asked about the overflow from a tank and if all the systems were the same? Mr. Gee stated they were mostly the same but different in small ways.

Comm. Garrison asked if the diaphragms were the same? Mr. Gee said yes but the last overflow was caused from a stuck needle valve.

Comm. Garrison asked how much it would cost to retrofit the tanks to make all the equipment the same. Mr. Gee stated he would have to get a price. Comm. Garrison asked Mr. Gee to go ahead and get a price on retrofitting the tanks.

Motion to approve the purchase of the additional SCADA system on the Rocks Springs Rd tank, Pless Rd tank and the North County Line Rd tank in the amount of \$31,114 from the Public Utilities Infrastructure Account.

Motion made by Commissioner Garrison, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

f. Public Utilities: Water/Sewer Line Locator Device - Horace Gee

Mr. Gee stated he was requesting a water/sewer line locator device in the amount of \$7,063.23. He stated this would help with locating water/sewer lines.

Motion to approve the purchase from the Public Utilities Infrastructure Account.

Motion made by Chairman Turk, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

g. Public Utilities: Fire Hydrant Purchase - Horace Gee

Mr. Gee stated he was requesting to purchase 10 new hydrants and stems. He stated this would help with the hydrant replacement project.

Motion to approve the hydrant purchase in the amount of \$44,935.54 from the Public Utilities Infrastructure Account.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

h. Recreation: Zero Turn Mower - Kat Roberts

Recreation Director Kat Roberts stated they were in need of a new zero turn mower because she had two mowers that were worn out.

She stated she had four different quotes from the following vendors:

- John Deere - \$13,410.24
- Bobcat - \$10,663.20
- Star Equipment Rental - \$13,200.00
- Swineharts Power Equipment - \$7,604.00 - \$14,234.00 Depending on the horse power

Ms. Roberts stated her recommendation was John Deere.

Comm. Gardiner asked Ms. Roberts to come back with quotes for the exact same mowers.

No action was taken.

i. Roads and Bridges: FY2025 No Match LMIG - \$638,930.67

Motion to approve the No Match LMIG grant application.

Motion made by Chairman Turk, Seconded by Commissioner Garrison.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

j. IT Services RFP

Motion to put an RFP out for IT Services.

Motion made by Commissioner Garrison, Seconded by Commissioner Ausburn.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

11. ADJOURNMENT

Motion to adjourn the meeting at 8:36 p.m.

Motion made by Commissioner Garrison, Seconded by Commissioner Ausburn.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Chairman

Assistant County Clerk