

**COFFEE COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, DECEMBER 4, 2023
9:30 O'CLOCK A.M.
COMMISSIONERS MEETING ROOM**

Coffee County Board of Commissioners met in regular session on Monday, December 4, 2023, at 9:30 o'clock a.m. with the following present: Chairman Ted O'Steen, Vice-Chairman Jimmy Kitchens, Commissioners AJ Dovers and Johnny Wayne Jowers. Also present were County Attorney Tony Rowell, County Clerk Tracie Vickers and County Administrator Wesley Vickers. Commissioner Oscar Paulk was absent. Also present were Agency Directors/Department Heads, the media, and members of the public.

Chairman O'Steen called the meeting to order and welcomed everyone.

Chairman O'Steen asked County Attorney Tony Rowell to give the invocation. Everyone participated in the pledge of allegiance to the flag of the United States of America.

Chairman O'Steen congratulated the Trojans on winning the playoffs and getting to the State championship.

Chairman O'Steen announced the courthouse will be closed on Monday, December 25th and Tuesday, December 26th in observance of Christmas holidays.

Chairman O'Steen also announced the courthouse will also be closed on January 1, 2024 in observance of the New Years holiday.

Chairman O'Steen asked for a motion to approve the minutes of the pre-meeting work session and the regular meeting held on November 6, 2023, the Executive Session held on October 2, 2023 and the Executive Session held on November 6, 2023, and the Special Called Work Session held on November 6, 2023 and the Executive Session held at the Special Called Work Session held on November 6, 2023. Commissioner Dovers made a motion to approve the minutes, and this was seconded by Vice-Chairman Kitchens. All Commissioners unanimously agreed.

Chairman O'Steen asked for a motion to approve the agenda. Commissioner Jowers made a motion to approve the agenda. Vice-Chairman Kitchens seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the budget amendments for the General Fund and Insurance Premium Tax fund. Mr. Vickers stated there has been an increase of \$500,000.00 in departmental expenditures which will be transferred from contingency funds. The largest item was a \$350,000.00 expenditure for improvements to Alvin Geiger Road that was paid from the General Fund and these funds will be reimbursed by FEMA next year. The Insurance Premium Fund budget will be incurred by \$36,000.00 with a corresponding increase to revenue. Chairman O'Steen asked for a motion to approve or reject the budget amendments for the General Fund and Insurance Premium Tax Fund. Vice-Chairman Kitchens made a motion to approve the budget amendments. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the FY 2024 General Fund and Special Revenue Funds budget. Mr. Vickers stated the County held the required public hearing and advertised the budget in the newspaper. The

General Fund budget is \$21,962,000.00. The Combined Special Revenue budget is \$29,583,300.00. We have a balanced budget. Chairman O'Steen asked for a motion to approve or reject the FY 2024 General Fund and Combined Special Revenue Funds budgets. Commissioner Dovers made a motion to approve the FY 2024 General Fund and Combined Special Revenue Funds budgets. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the Engineering Services Contract for FY 2024 LMIG resurfacing projects. The Engineering Services contract fees of \$70,141.06 are 2 ½% of the projected cost. This contract is ready for approval today. Chairman O'Steen asked for a motion to approve the Engineering Services Contract for FY 2024 LMIG resurfacing projects. Vice-Chairman Kitchens made a motion to approve the FY 2024 LMIG resurfacing contract. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the FY 2024 Contract with Waycross Judicial Circuit Public Defenders' Office for Indigent Defense Services. This contract provides for Indigent Defense services in Superior and Juvenile court. The contract this year is \$249,289.98. This is based on case count. This agreement is ready for approval today. Chairman O'Steen asked for a motion to approve or reject the FY 2024 contract with Waycross Judicial Circuit Public Defenders' Office. Commissioner Jowers made a motion to approve the contract. Vice-Chairman Kitchens seconded the motion. All Commissioners unanimously agreed.

Attorney Rowell stated that Commissioner Jowers has a lease hold interest in the property and will abstain from voting on this agenda item. Chairman O'Steen asked for a motion to approve or reject the alcohol license application for Bhupendrakumar S. Patel: Jay Annapurna, LLC, DBA 1st Choice for a beer and wine license with the place of business located at 1214 US Highway 221 North. Vice-Chairman Kitchens made a motion to approve the alcohol license for Jay Annapurna, LLC. Commissioner Dovers seconded the motion. Chairman O'Steen also voted to approve the license. Commissioner Jowers abstained from voting.

County Administrator Vickers reviewed the Jacobs Engineering Group, Inc. 2024-2025 Landfill Post-closure services proposal CR 129/17 Mile River Sanitary Landfill. Mr. Vickers stated the County has used Jacobs Engineering for many years and they have kept the County in compliance. Chairman O'Steen asked for a motion to approve or reject the Jacobs Engineering Group, Inc. 2024-2025 Landfill post-closure services proposal for a total of \$64,000.00. Commissioner Jowers made a motion to approve the contract with Jacobs Engineering Group, Inc. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

Mr. Jason Whiddon, Code Enforcement Director, stated that Ms. Maria Esquivel has made application for a rezoning request for 9.99 acres located at 627 Woodcrest Road. Mr. Whiddon stated the Planning Commission met in August and recommended approval of this request. The Staff recommends denial of this request due to creating an isolated district. Chairman O'Steen asked for a motion to enter a public hearing. Vice-Chairman Kitchens made a motion to enter a public hearing at 9:43 a.m. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed. Ms. Maria Esquivel stated this property would be used for her family residences. She would be installing septic tanks. There were no further public comments. Chairman O'Steen asked for a motion to close the public hearing. Commissioner Jowers made a motion to close the public hearing at 9:46 a.m. Vice-Chairman Kitchens seconded the motion. All Commissioners unanimously agreed.

Attorney Rowell asked the Commission if anyone had a Conflict of Interest in this property being considered. There were no conflicts of interest noted by the Commission. Chairman O'Steen asked for a motion to approve or reject the rezoning request by Ms. Maria Esquivel for 9.99 acres located at 627 Woodcrest Road. Vice-Chairman Kitchens made a motion to reject this rezoning request due to creating an

isolated district and ingress and egress issues comes off of a county road. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

Mr. Jason Whiddon, Code Enforcement Director, stated that Mr. Emmanuel Perez has made application for a rezoning request for 3.93 acres located at 280 Oat Butler Road, Ambrose, Ga from AG Agriculture to W-LI, Warehouse Light Industrial for the purpose of manufacturing cargo trailers. The Planning Commission met on November 11, 2023 and recommended denial of this request. The Staff recommends denial of this request due to creating an isolated district and ingress and egress issues. This is the first reading today.

Mr. Jason Whiddon, Code Enforcement Director, stated that Seven Acres Properties has made application for 31.21 acres located on Iron Road from R2, Residential, C, Commercial to RM, Residential Mixed. This application is for the purpose of developing a subdivision that will contain 67 lots with stick-built houses. The Planning Commission met on November 11, 2023 and recommended approval of this request. The Staff recommends approval of the request. This is the first reading today.

Mr. Jason Whiddon, Code Enforcement Director, stated that Marcus Horton has made application for a rezoning request for 3.14 acres located at 6878 Highway 32 East, Nicholls, Georgia from AG, Agriculture to C, Commercial. The applicant wants to change the zoning to commercial for the sole purpose of making it easier to sell the property. The Planning Commission met on November 11, 2023 and recommended approval. The Staff recommends denial of this request due to creating an isolated district and due to this property being part of the State Park Overlay. This is the first reading today.

Attorney Rowell stated the County Administrator's current contract is up for renewal. The renewal contract would be the same as his current contract with and extend for a (3) year period with a 3% increase each year. Chairman O'Steen asked for a motion to approve the County Administrator contract. Commissioner Jowers made a motion to approve the contract. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

Mr. Jim Meeks, 1684 Nicholls Road, West Green, Georgia, stated the asked the Commission to consider having a day for Citizens to dispose of used tires.

Ms. Maria Esquivel asked the Commission what she would have to do to rezone this property. The Commission advised her to speak to Mr. Jason Whiddon for more information.

Chairman O'Steen asked for a motion to adjourn the regular meeting. Vice-Chairman Kitchens made a motion to adjourn the regular meeting at 9:52 o'clock a.m. Commissioner Dovers seconded the motion. All Commissioners unanimously agreed.

County Clerk

Chairman