

COFFEE COUNTY BOARD OF COMMISSIONION
REGULAR MEETING
MONDAY, FEBRUARY 5, 2024
9:30 O’CLOCK A.M.
COMMISIONERS MEETING ROOM

Coffee County Board of Commissioners met in regular session on February 5, 2024, at 9:30 o’clock a.m. with the following present: Chairman Jimmy Kitchens, Vice-Chairman Johnny Wayne Jowers, Commissioners Ted O’Steen and Oscar Paulk. Also, present were Deputy County Clerk Princess Zachery, County Administrator Wesley Vickers, and County Attorney Tony Rowell. Also, present were Agency Directors and members of the public. Commissioner AJ Dovers was not present.

Chairman Jimmy Kitchens called the meeting to order and welcomed everyone. Commissioner Paulk 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 Kitchens announced the loss of St James Church on Youngie Fussell Highway to fire damage. Chairman Kitchens also announced the 2024 Election Qualifying dates will be March 4th through March 8th. The General Primary/Non-Partisan election will be May 21, 2024.

Chairman Kitchens asked for a motion to approve the minutes of the pre-meeting work session and the regular meeting held on January 2, 2024, and the City, County, Board of Education, Economic Development Authority Joint Special Called Meeting held on February 1, 2024. Commissioner Jowers made a motion to approve the minutes, and this was seconded by Commissioner O’Steen. All Commissioners unanimously agreed.

Chairman Kitchens asked for a motion to approve the agenda with the addition of Item 16 A First Reading Rezoning by Buddy Carver for 3.89 acres at 1889 Highway 158 West from AG, Agriculture to C, Commercial and 18A Executive Session. Commissioner O’Steen made a motion to approve the agenda with the addition of item 16A and 18A and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

Chairman Kitchens asked for a motion to appoint the Board members for the following Boards:

Tax Assessors Board Post 5	February 5, 2024 to December 31, 2026	Jeffrey Walter Pridgen II
Hospital Authority District #5	January 1, 2024 to December 31, 2026	Keith Phillips
		Scott Day
		Rex Harper
Seven Rivers RC&D	February 5, 2024 to June 30, 2025	Stan Moore

Commissioner O’Steen made a motion to approve the stated appointments to respective Boards and this was seconded by Commissioner Jowers. All Commissioners unanimously agreed.

County Attorney Tony Rowell explained that the alcohol license application for Ms. Adalid De Jesus Hernandez for a consumption on premises license for beer, wine, and liquor at Fiesta Mexicana of Douglas located at 1701 U.S. Hwy 221 North has been reviewed and is consistent with the ordinance. Chairman Kitchens asked for a motion to approve or reject the Consumption on Premises License for Ms. Adalid De Jesus Hernandez located at 1701 U.S. Hwy 221 North. Commissioner Paulk made a motion to approve the Consumption on Premises License application for Fiesta Mexicana of Douglas and this was seconded by Commissioner O’Steen. All Commissioners unanimously agreed.

County Attorney Rowell explained the alcohol license application for Gopalbhai Patel for a retail alcohol license at JP Minit Mart for a beer and wine license for the place of business located at 1413 US Highway 221 North has been reviewed and is consistent with the ordinance. Chairman Kitchens asked for a motion to approve or reject the

retail alcohol license for Gopalbhai Patel: JP Minit Mart located at 1413 US Highway 221 North. Commissioner Jowers made a motion to approve the alcohol license application for JP Minit Mart and this was seconded by Commissioner O'Steen. All Commissioners unanimously agreed.

County Administrator Wesley Vickers explained that would need an amendment to the Engineering service contract increasing the amount by \$23,500.00, for street and drainage improvements to the remaining portion of Ashby Drive change order. Mr. Vickers further stated that this is a continuation of the current project. Chairman Kitchens asked for a motion to approve or reject the contract amendment for SWE-21-3361 for street and drainage improvements for Callaway Drive, Lakespur Drive, Ashby Drive and Sanibel Court which would be funded by TSPLOST. Commissioner O'Steen made a motion to approve the contract, and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

County Administrator Vickers explained bids were received for realignment of Conway Vickers Road. Bids were received from the following:

Thrift Brothers, LLC	Total Bid	\$414,000.65
East Coast Asphalt, LLC	Total Bid	\$434,003.38
Griffin Grading & Concrete, LLC	Total Bid	\$495,472.93

The engineer's construction estimate for this project was in the amount of \$421,333.50. The engineers have reviewed the bids and recommended the bid be awarded to the low bidder, Thrift Brothers LLC. Chairman Kitchens asked for a motion to approve or reject the bid. Commissioner O'Steen made a motion to approve the low bid from Thrift Brothers, LLC in the amount of \$414,000.65, and this was seconded by Commissioner Jowers. All Commissioners unanimously agreed.

County Administrator Vickers explained three bids were received for the TIA Grant Local Discretionary Funds – Maplewood Road and Creekside Drive Street and drainage improvements: SWE Project #23-3428. The following bids were received:

East Coast Asphalt, LLC	Total Bid	\$ 199,819.99
Thrift Brothers, LLC	Total Bid	\$ 203,216.88
Douglas Electrical & Plumbing Company, Inc	Total Bid	\$ 260,333.68

County Administrator further explained that due to ongoing issues with the project his recommendation is to table this item until another date. Chairman Kitchens asked for a motion to table the item until a further date. Commissioner O'Steen made a motion to table the item, and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

County Administrator Vickers explained that one of the requirements for submitting the CDBG grant application is to determine if there is a conflict of interest in the target area of the project. The proposed project is in the Oak Park area east of US Highway 221. County Attorney Rowell addressed the Commission concerning any Conflict of Interest in the target area being sought for the grant. County Attorney Rowell asked the Commission if any Individual or family member has any business interest or family members have any business interest in this property. There were no Commissioners that stated any Conflict of Interest the target area being sought for the grant.

County Administrator Vickers explained that bid requests were made for the replacement of a Limb cutter. He further explained only one bid was received from Adams Equipment in the amount of \$256,320.00 and delivery would be 300 days after receipt of order. Mr. Vickers further explained that after reviewing the bid another option

was discussed. This option is for the purchase of a Mini Excavator with Mulching Head from Yancey in the amount of \$182,646.00 with a delivery date of 30-60 days after receipt of order. The road department had the opportunity to operate this equipment. Mr. Vickers recommends the purchase of the Mini Excavator with Mulching Head from Yancey. Chairman Kitchens asked for a motion to approve the purchase of Mini Excavator with Mulching Head from Yancey for \$182,646.00. Commissioner O'Steen made a motion to approve the purchase of Mini Excavator with Mulching Head from Yancey for \$182,646.00, and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

County Administrator Vickers explained an annexation proposal request was received from the City of Douglas on January 9, 2024, for the application of Bruce Cato of 3.01 acres, parcel 0118 080A & 0118 083, located off the corner of Brantley Boulevard and Shantel Driver to allow for warehouse business to be permitted. Mr. Vickers further explained that there were no County services or infrastructure which would be affected by the annexation. County Attorney Rowell explained that it does not require a vote but if there were any legal objections they would have to be noted.

Mr. Jason Whiddon, Code Enforcement Director, stated this is the first reading of the rezoning request by Buddy Carver for 3.89 acres at 1889 Highway 158 West from AG, Agriculture to C, Commercial for the purpose of building a metal building for his plumbing business. The Planning Commission met on January 18, 2024, and approved this rezoning request and the Staff agrees.

Mr. Jason Whiddon, Code Enforcement Director, stated Tyrone Jordan has made an application for a rezoning request for 5.01 acres located at 1264 Iron Road from R2, Residential to RM, Residential Mixed. This is for the purpose of building either duplexes or quadraplexes. The Planning Commission met on December 21, 2023, and recommends approval of this request. The Staff agrees with the Planning Commission. Chairman Kitchens asked for a motion to enter a public hearing. Commissioner Jowers made a motion to enter a public hearing at 9:49 o'clock a.m. and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed. There were no comments from the audience. Chairman Kitchens asked for a motion to close the public hearing. Commissioner Jowers made a motion to close the public hearing at 9:50 o'clock a.m. and this was seconded by Commissioner O'Steen. All Commissioners unanimously agreed.

County Attorney Rowell addressed the Commission concerning any Conflict of Interest in this property. County Attorney Rowell asked he Commission if any Individual or family member has any business interest or family members have any business interest in this property. There were no Commissioners that stated any Conflict of Interest in this property. Chairman Kitchens asked for a motion to approve or reject the rezoning request for Tyrone Jordan for 5.01 acres located at 1264 Iron Road, from R2, Residential to RM, Residential Mixed. Commissioner Jowers made a motion to approve the rezoning request for Tyrone Jordan for 5.01 acres located at 1264 Iron Road, from R2, Residential to RM, Residential Mixed and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

Chairman Kitchens asked for a motion to enter executive session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(b)(2). Commissioner O'Steen made a motion to enter Executive Session at 9:51 o'clock a.m. and this was seconded by Commissioner Jowers. All Commissioners unanimously agreed. Commissioner O'Steen made a motion to close the Executive Session at 10:41 o'clock a.m. and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

Chairman Kitchens asked for a motion to adjourn the regular meeting. Commissioner Jowers made a motion to adjourn the regular meeting at 10:43 o'clock a.m. and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

Deputy County Clerk

Chairman